

***MEADOW VIEW
AT TWIN CREEKS***
Community Development District

SEPTEMBER 18, 2025

AGENDA

**Meadow View at Twin Creeks
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

September 11, 2025

Board of Supervisors
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors meeting is scheduled for **Thursday, September 18, 2025 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the August 21, 2025 Meeting
- IV. Staff Reports (1) - District Engineer's
- V. Consideration or Ratification of Proposals
 - A. Consideration of Fall Annuals (Yellowstone)
 - B. Ratification of Irrigation Repairs (Yellowstone)
 - C. Consideration of Convex Fountain Repair (Future Horizons)
 - D. Consideration of Fence Behind Pond on Windemere Way (Sterling Specialties)
- VI. Discussion of Pickleball and Tennis Policies
- VII. Discussion of Revenue Sharing for Vendors
- VIII. Discussion of the Whiskey and Wine Clubs
- IX. Staff Reports (2)
 - A. District Counsel
 - B. District Manager

C. Amenity Manager

D. Operations Manager – Report

X. Financial Reports

A. Financial Statements as of July 31, 2025

B. Assessment Receipts Schedule

C. Check Register

D. Ratification of Construction Funding Request No. 62 (Phase 3B – BBX)

XI. Other Business

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meetings – October 16, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XIV. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, August 21, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Frank Arias	Chairman
Blaz Kovacic <i>by phone</i>	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the August 21, 2025 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Robert Berkwits commented that it is difficult for people that work to attend the meetings at 10:00 a.m.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 17, 2025 Meeting

A copy of the minutes of the July 17, 2025 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor the July 17, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

**Acceptance of the Engagement Letter from
Grau & Associates for the Fiscal Year
2025 Audit**

Mr. Oliver stated that the fee for the audit is \$7,700, which matches the budgeted amount.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the engagement letter from Grau & Associates for the Fiscal Year 2025 audit was accepted.

FIFTH ORDER OF BUSINESS

**Public Hearing for the Purpose of
Adopting the Fiscal Year 2026 Budget;
Consideration of Resolution 2025-07,
Relating to Annual Appropriations and
Adopting the Budget for Fiscal Year 2026**

Mr. Oliver provided an overview of the fiscal year 2026 budget and the changes from the previous year, noting the increase in assessments has been reduced to 3.5% over the last few months. The largest driver of the budget is landscape maintenance. It was noted the public hearings regarding the adoption of the budget, and the imposition of special assessments will be combined into one public hearing.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the public hearings on the adoption of the fiscal year 2026 budget and the imposition of assessments were opened.

A resident asked what the interest rates for the bonds are. Mr. Oliver responded that he would get that information to him.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the public hearings on the adoption of the fiscal year 2026 budget and the imposition of assessments were closed.

Ms. Buchanan stated that resolution 2025-07 adopts the proposed budget, appropriates how the funds are expended, and authorizes budget amendments.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor Resolution 2025-07, relating to annual appropriations and adopting the budget for fiscal year 2026 was approved.

SIXTH ORDER OF BUSINESS

Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll

The public hearing on the assessments was taken above.

Ms. Buchanan stated that resolution 2025-08 levies the special assessments that fund the budget, certifies the debt service assessments previously levied, and authorizes the District Manager to keep the assessment roll up to date.

A resident asked if the gate monitoring assessment is a new line item for additional services.

Mr. Oliver responded that it is not new.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Resolution 2025-08, imposing special assessments and certifying an assessment roll was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Polling Place Agreement with the St. Johns County Supervisor of Elections

Mr. Oliver stated that this agreement is for the primary election taking place on October 18, 2026 and the general election on November 3, 2026. Ms. Erickson confirmed the previous election operated smoothly.

On MOTION by Mr. Berman seconded by Mr. McNamee with all in favor the polling place agreement with the St. Johns County Supervisor of Election was approved.

TENTH ORDER OF BUSINESS**Staff Report****B. District Engineer**

Mr. Lockwood reported that the road repairs are under way. He will provide Mr. Oliver with an update on the specific schedule for the repairs once he has it. Following the repairs, an inspection will need to be done and if the repairs pass inspection, the final asphalt lift will be applied. This will take several months to complete.

Mr. McNamee asked staff to stay on top of the repairs to the pond pump station Mr. Lockwood mentioned were needed during a previous meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Fence Install on CDD Property**

Mr. Oliver stated that he forwarded an email to the Board regarding this request. The resident who submitted the request was present and addressed the Board. She stated that she lives at the end of Windemere Way and there has been a lot of foot, bike, e-bike and golf cart traffic coming from behind the woods there. She is proposing to pay for the fence; however, it requires Board approval as the portion of property the fence would be installed is owned by the CDD.

Ms. Brown commented that she has seen the videos showing a lot of traffic, and it is definitely a problem.

Mr. Berman added that he can also see the issue and he's not against allowing the fence install, however he's not sure that the fence is going to be a huge deterrent.

Mr. McNamee questioned if the CDD should bear the cost of building the fence if it's an access path that's deteriorating the CDD's property.

Mr. Arias suggested another inspection of area in question before making a decision.

Mr. Birol will obtain a quote for a six-foot fence and will get clarification on how far the fence will need to be installed away from the storm drain.

This item was tabled.

NINTH ORDER OF BUSINESS**Discussion of The Landing Gates**

Mr. Birol provided quotes for three arm gates for the Landing gates totaling \$20,022.32. Additionally, the service cost would increase around \$180 per month to maintain

the gates. Lastly, the buzzer would be \$525, however he is trying to get more information on how the buzzer works.

Mr. McNamee stated that this is not a security gate, it's simply a deterrent.

There was no action taken on this item.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated that she had nothing to report.

Ms. Brown asked if there was any more information on the resident's request for the Attorney General's opinion on street parking.

Ms. Buchanan stated that she would need the Board to direct staff to move forward with making that request for the opinion.

Mr. McNamee stated that he thinks the opinion would help close the loop on the matter.

Mr. Arias stated that he does not think the board needs to go down this rabbit hole when it knows at the end of the day, they are not willing to go to the next step which will cost money.

Mr. McNamee stated that he could see if he could get any input from the Attorney General's office without District Counsel having to get involved. There was no objection from the Board.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Mr. Oliver presented a proposed meeting schedule for fiscal year 2026 including meetings on the third Thursday of each month at 10:00 a.m., with four meetings to be held at 6:00 p.m.

On MOTION by Mr. Berman seconded by Mr. McNamee with all in favor the fiscal year 2026 meeting schedule was approved as presented.

2. Discussion of Goals and Objectives

Mr. Oliver presented a list of proposed goals and objectives noting that this a legislative requirement.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the goals and objectives for fiscal year 2026 was approved as presented.

D. Amenity Manager

Ms. Erickson provided an overview of past and future community events and relayed a request from a Canasta club to use the social hall multiple days per week after 7pm, as well as requests from outside vendors to provide lessons. A resident added that the Canasta group is not so much a club. It would be 4 to 8 people requesting to use a few tables in the social room on short notice after 7pm.

Mr. Arias stated that he is opposed to the room being used after 7pm without staff present.

Mr. Berman suggested offering the opportunity for groups to pay for staff during use of the room.

Mr. McNamee stated that he doesn't see an issue with an organized group that has someone willing to take responsibility using the room without staff present.

The Board's consensus was to approve the Canasta group to use the social room. Mr. Arias asked that the group give Ms. Erickson enough notice prior to any requests. Mr. Oliver stated that the Board could go over any policy changes they'd like to make regarding use of the social room and revenue sharing at future meetings.

E. Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review. Mr. Birol informed the Board there are three fountains down, one of which is not under warranty.

2. Consideration of Proposal for Playground Mulch

Mr. Birol presented a proposal from Yellowstone for playground mulch totaling \$3,800.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal from Yellowstone for playground mulch totaling \$3,800 was approved.

3. Consideration of Proposal for Replacement of the Splash Pool Pump

Mr. Birol stated that the splash pool pump sits in a fiberglass casing and there seems to be a crack in it. When it rains, the area floods and the pump cannot keep up. The proposal from Coastal Pool Care is to remove the pump and put it back in place following the repair to the fiberglass for a total of \$3,500. He noted the splash park will need to be closed from one to three weeks during the repair.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal from Coastal Pool Care totaling \$3,500 was approved.

4. Ratification of Proposals for Irrigation Repairs

Mr. Birol presented proposals from Yellowstone for repairs to a main valve, decoders and solenoids that had to be taken care of immediately. Together, the proposals total \$10,672.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the irrigation repairs totaling \$10,672 were ratified.

Mr. Birol asked if the Board is okay with moving forward with an early October holiday light installation to save \$3,100. There were no objections from the Board.

Ms. Brown asked if reimbursement was requested from the four children found to be responsible for vandalism damage. Mr. Oliver responded that a shade session may be necessary to discuss this matter as there is ongoing litigation.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2025

Copies of the financial statements were included in the agenda package for the Board's review.

B. Assessment Receipts Schedule

Mr. Oliver reported the on-roll assessments are 101% collected.

C. Check Register

A copy of the check register totaling \$162,677.22 was included in the agenda package for the Board's review.

On MOTION by Mr. Berman seconded by Mr. McNamee with all in favor the check register was approved.

TWELFTH ORDER OF BUSINESS Other Business

There being none the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. McNamee and Mr. Berman commented on a meeting synopsis that another CDD sends out to the community the day after each meeting and suggested doing the same for the Meadow View meetings.

Next, Mr. McNamee suggested syncing the pool attendant hours with the lifeguard hours through Labor Day as pool attendants should not be needed after school is back in session. He also recommended doing the same next year.

A resident asked who is monitoring the irrigation project. Mr. Berman responded that the county was simply using the CDD as a communication vessel to get information out to the residents, but neither the CDD nor HOA are involved in the project. The resident then commented on grass being torn up for the project and not being repaired. Ms. Erickson stated that the county is aware there are some issues. She recommended sending pictures of the damage with the property address.

A resident stated that the spring are broken in the pedestrian gate, so the gate gets left open as it does not automatically close. Mr. Birol stated that he is looking into getting better hinges. That is also why he is looking into the buzzer system mentioned earlier in the meeting.

A resident asked about the status of the removal of the No Parking signs in Phase 3. Mr. Birol responded that the county's plan was to wait until school started to see if the parking issues improved before removing any of the signs. He added that he would follow up to see where the county is at with removing the signs.

A resident asked for an update on the replacement of signs in Phase 3B. Mr. Arias responded that the signage will be installed once the paving is complete. Next, the resident asked for an update on the improvements to the green spaces in Phase 3B. Mr. Berman responded that bids are in process. Mr. Arias cautioned that the Board will have to work as funds become available, so it may be the summer of 2026 before the projects begin.

A resident asked why the entire community should pay for the exclusivity of the Toll Brothers gated community. Mr. Arias responded that the lots within that area are assessed more than the rest of the CDD specifically to cover the cost of the gates. Next, the resident asked if there's anything the community can do to improve the school traffic issues as it cars parking down the street will block access emergency vehicles. Ms. Brown suggested concerned residents contact the Director of Transportation for the school board, Al Pantano.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 18, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.



Proposal #: 604326

Date: 9/9/2025

From: Travis Arnold

**Landscape Enhancement Proposal for
Meadow View at Twin Creeks CDD**

Rich Gray
GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
RGray@rmsnf.com

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Fall Annual Rotation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Fall Annuals Installed	7,650	\$1.70	\$13,005.00

Yellowstone to Install Blue Salvia, Yellow Marigold, and Red Begonia

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow View at Twin Creeks CDD

Subtotal	\$13,005.00
Sales Tax	\$0.00
Proposal Total	\$13,005.00

THIS IS NOT AN INVOICE

B.



INVOICE

INVOICE #	INVOICE DATE
994466	9/10/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town PI
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine , FL 32095

Invoice Due Date: October 10, 2025

Invoice Amount: \$8,190.32

Description	Current Amount
Replace out of production Hunter I-Core with ICC2 and EZ decoders	
Irrigation Repairs	\$8,190.32

Invoice Total **\$8,190.32**

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

C.

Future Horizons, Inc
403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187
Fax: 904-692-1193

QUOTATION

Quote Number: 3289
Quote Date: Sep 5, 2025
Page: 1

Quoted To:
Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771

Customer ID	Good Thru	Payment Terms	Sales Rep
Beacon02	10/5/25	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00		Grundfos 5hp submersible motor	2,706.21	2,706.21
1.00		Grundfos Pump	2,827.91	2,827.91
1.00	614-017	Large Splice Kit	175.00	175.00
1.00	Aerator Service	Repair of the Vertex fountain pulled from Beacon Lakes The motor had an electrical short due to bearing failure. Due to the type of motor Vertex uses in their fountains this damage can not be repaired. Repair the fountain all replaced parts come with a 1-year warranty.	950.00	950.00
There will be a 5% Administrative fee for credit card amounts over \$1,000.00			Subtotal	6,659.12
			Sales Tax	
			Freight	
Should legal services become necessary in collection of the outstanding debt of this quote it would become the financial obligation of the proposed client.			TOTAL	6,659.12

D.



Proposal #186715

Date: 9/3/2025

PO #

Customer:

Christian Birol
Meadow View at Twin Creeks CDD
475 W. Town Pl
Suite 114
St. Augustine, FL 32092

Property:

Beacon Lake
850 Beacon Lake Parkway
St. Augustine , FL 32095

BL Chain Link Behind Pond on Windermere Way

Furnish and Install 117' of 6' green vinyl coated chain link with one 10' double drive gate

Default Group

Fencing Install

Items	Quantity	Price
Green vinyl coated chain link	117.00	
10' double drive maintenance gate	1.00	
Fencing Install:		\$4,325.00
PROJECT TOTAL:		\$4,325.00

Terms & Conditions

By _____

Jake Frisosky

Date 9/3/2025 _____

By _____

Date _____

Beacon Lake

SIXTH ORDER OF BUSINESS

20. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
21. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. **Pool Closure.** The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. **Weather.** The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. **ADA Compliant Chair Lift.** The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

BATHING LOAD/MAXIMUM CAPACITY: Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525 individuals** in the enclosed deck area and pools (together, "**Capacity Limits**"). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

TENNIS COURTS

The following policies apply to the tennis courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting tennis court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. **Use.** Tennis courts are for tennis only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.

5. ***Food and Drinks.*** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. ***Operating Hours.*** The tennis courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
8. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted on the tennis courts.
9. ***Furniture.*** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. ***Equipment.*** Patrons are responsible for bringing their own equipment.
11. ***Tennis Instruction.*** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. ***First Come Basis.*** The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.
2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Chalking.*** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted on the field.
5. ***Pets.*** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. ***Equipment.*** Patrons are responsible for bringing their own equipment.
7. ***Golfing.*** Golfing is not permitted on the field.
8. ***Sports Instruction.*** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following policies apply to the event lawn, patio, and other outdoor areas:

1. ***First Come Basis.*** The picnic areas, and patio grill, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Grill.*** Patrons are responsible for cleaning District-owned grills after use. Personal grills are not permitted.

PICKLE BALL COURT

The following policies apply to the pickleball courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting pickleball court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the pickleball courts.
3. **Use.** Pickleball courts are for pickleball only.
4. **Pets.** Pets, except for service animals, are not permitted on the pickleball courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** The pickleball courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.
7. **Operating Hours.** The pickleball courts are open from 6:30 a.m. to 9:00 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.
8. **Skateboards Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the pickleball courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Pickleball Instruction.** Except as expressly authorized by the District, pickleball instruction for fees, or solicitation of tennis instruction for fees, is prohibited.
12. **Guests.** Each Patron household may bring a maximum of three Guests to the pickleball courts, provided however that Guests must be accompanied by the Patron when using the pickleball courts and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the pickleball courts.

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later than 14 days in advance in order to schedule staffing.
2. **Amenities Available for Rental:** The following Amenities are available for rental: clubhouse (excluding kitchen), front bar area, veranda, and multi-purpose field. The rental of the Amenities is subject to availability, and rentals may be denied in the sole discretion of the District and to account for usage and other issues.

NINTH ORDER OF BUSINESS

D.

Meadow View at Twin Creeks

9/18/2025

Community Development District

Field Operations & Amenity Management Report



Christian Birol

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Erickson

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
September 18, 2025

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – September 18, 2025

The following is a review of items related to Field Operations, Maintenance, and Amenity Management of Beacon Lake.



Events

- Food truck schedules are planned through December 2025. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Chick fil-A – 2nd and 4th Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Wine Club 3rd Thursday each month 7pm
- Kids STEM Robotics Summer Camp went well
- Labor Day – August 30 – Had a great turnout. Residents enjoyed the afternoon.
- Upcoming – Kids Bingo
- Upcoming – Murder Mystery
- Upcoming – Blood Drive
- Upcoming – Halloween Spooky Social Room and food drive

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

- Roadways, tennis courts, playgrounds, pool area, sports complex, soccer field, and parking lot are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All dog pot waste receptacles are checked and emptied.
If needed, (3) times a week, and bags are stocked on a needed basis.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper working order.
- Slide covers are inspected at the start of each day for proper securement on weekdays.
- Lighting inspections are conducted every month, and bulbs are replaced as needed.
- The entryway, back patio, and front sidewalk are blown off at the start of each day.
- Further maintenance tasks and developments are conducted on an as-needed basis. Examples of these developments are listed in the following



Completed Projects

- Yellowstone has completed the mulching at the Hutchinson playground
- Yellowstone has completed refurbishing mulch in needed areas.
- Yellowstone has completed replacing the townhomes with a new time clock with 32 new decoders for irrigation.
- Yellowstone has replaced new solenoids and decoders for irrigation by the Landings entrance.
- Big Z and Coastal Pool Care have completed the splash park vault pump project and is no longer leaking water.
- RMS pressure-washed Lakeside Park building and all surrounding areas.
- RMS put in new shelving at Lakeside Park for the maintenance closet for more storage space.
- RMS repaired the exit side gate at the Landings and is now functioning properly.
- RMS replaced the tennis net at tennis court number two.

Conclusion

For any questions or comments regarding the above information, contact Christian Birol, Manager Of Operations, at cbirol@rmsnf.com and Jennifer Erickson, Amenity Manager, at beaconmanager@rmsnf.com



TENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
July 31, 2025



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 37,965	\$ -	\$ -	\$ 6,100	\$ 44,065
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer - BBX	-	-	-	-	-
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	-	-	-	-	-
<u>Investments:</u>					
General Fund Custody	324,848	-	-	-	324,848
State Board of Administration (SBA)-GF	1,099,504	-	-	-	1,099,504
State Board of Administration (SBA)-Fence Easement	75,378	-	-	-	75,378
State Board of Administration (SBA)-Capital Reserve	-	-	-	23,180	23,180
<u>Series 2016</u>					
Reserve	-	150,782	-	-	150,782
Revenue	-	235,880	-	-	235,880
<u>Series 2018</u>					
Reserve A1	-	207,806	-	-	207,806
Revenue A1	-	307,633	-	-	307,633
Reserve A2	-	-	-	-	-
Revenue A2	-	3,085	-	-	3,085
Prepayment A 2	-	1	-	-	1
<u>Series 2019</u>					
Reserve	-	87,459	-	-	87,459
Revenue	-	127,644	-	-	127,644
Prepayment A1	-	-	-	-	-
<u>Series 2020</u>					
Reserve A1	-	42,527	-	-	42,527
Revenue A1	-	62,537	-	-	62,537
Prepayment A1	-	1,008	-	-	1,008
Revenue A2	-	1,901	-	-	1,901
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
<u>Series 2021 Ph3B</u>					
Reserve	-	141,700	-	-	141,700
Revenue	-	106,040	-	-	106,040
Prepayment	-	114	-	-	114
Construction	-	-	17,215	-	17,215
<u>Series 2021 Ph4</u>					
Reserve	-	211,869	-	-	211,869
Interest	-	-	-	-	-
Revenue	-	142,171	-	-	142,171
Prepayment	-	0	-	-	0
Construction	-	-	26,695	-	26,695
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	20,506	-	-	-	20,506
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 1,566,882	\$ 1,830,157	\$ 43,910	\$ 29,280	\$ 3,470,229

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 46,364	\$ -	\$ -	\$ -	\$ 46,364
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Total Liabilities	\$ 46,364	\$ -	\$ -	\$ -	\$ 46,364
Fund Balance:					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	1,830,157	-	-	1,830,157
Capital Project			43,910	-	43,910
Assigned for:					
Capital Reserve Fund	-	-	-	29,280	29,280
Unassigned	1,496,252	-	-	-	1,496,252
Total Fund Balances	\$ 1,520,518	\$ 1,830,157	\$ 43,910	\$ 29,280	\$ 3,423,865
Total Liabilities & Fund Balance	\$ 1,566,882	\$ 1,830,157	\$ 43,910	\$ 29,280	\$ 3,470,229

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,144,757	\$ 2,144,757	\$ 2,158,824	\$ 14,068
Special Assessments - Gate Monitoring*	32,500	32,500	32,500	(0)
Interest/Miscellaneous Income	25,000	20,833	55,037	34,204
Restricted Easement Fence Fund	-	-	21,000	21,000
Facility Revenue	10,000	8,333	27,423	19,089
Total Revenues	\$ 2,212,257	\$ 2,206,423	\$ 2,294,784	\$ 88,361

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 4,000	\$ 8,800	\$ (4,800)
PR-FICA	367	306	673	(367)
Engineering	36,000	30,000	20,595	9,405
Attorney	30,000	25,000	15,815	9,185
Annual Audit	7,600	7,600	7,600	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	3,600	3,600	-
Dissemination Agent	14,045	11,704	11,704	-
Trustee Fees	20,400	19,341	19,341	-
Management Fees	58,533	48,778	48,778	-
Information Technology	1,776	1,480	1,480	-
Website Maintenance	1,272	1,060	1,060	-
Telephone	700	583	743	(160)
Postage & Delivery	1,600	1,600	2,277	(677)
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	1,917	1,945	(28)
Legal Advertising	1,500	1,250	1,803	(553)
Other Current Charges	1,600	1,333	553	780
Office Supplies	300	250	136	114
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 180,190	\$ 167,046	\$ 13,144

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 11,105	\$ 11,367	\$ (262)
Electric	52,500	43,750	31,828	11,922
Water/Sewer/Irrigation	45,000	37,500	38,249	(749)
Gas	2,500	2,083	1,632	452
Trash Removal	8,400	7,000	8,735	(1,735)
<i>Security</i>				
Security Monitoring	1,440	1,200	1,110	91
Gate Monitoring	32,500	27,083	26,288	795
Gate Repairs	3,000	2,500	1,377	1,123
Access Cards	3,000	1,783	1,783	-
Contacted Security	20,000	20,000	22,596	(2,596)
<i>Management Contracts</i>				
Facility Management	98,729	82,274	82,274	(0)
Facility Attendant	41,498	34,582	20,861	13,720
Pool Attendants	61,479	49,410	49,410	-
Canoe Launch Attendant	5,750	-	-	-
Snack Bar Attendant	10,000	-	-	-
Field Management / Admin	95,000	79,167	79,167	(0)
Pool Maintenance	20,000	16,667	14,033	2,634
Pool Chemicals	26,475	22,063	22,508	(445)
Janitorial	25,112	20,927	20,637	290
Facility Maintenance	103,200	86,000	86,007	(7)
Private Event Attendant	6,500	5,417	3,553	1,864
Repairs & Maintenance	62,800	52,333	51,535	799
New Capital Projects	5,000	4,167	-	4,167
Snack Bar Inventory -CGS	1,000	833	-	833
Food Service License	650	542	242	300
Community Website Services	-	-	600	(600)
Subscriptions	4,000	3,333	3,247	86
Pest Control	2,831	2,359	2,308	51
Supplies	2,500	2,083	163	1,920
Furnitures, Fixtures & Equipment	5,000	796	796	-
Special Events	35,000	35,000	35,512	(512)
Holiday Decorations	20,000	5,219	5,219	-
Fitness Center Repairs/Supplies	5,500	4,583	2,410	2,174
Office Supplies	2,050	1,708	1,558	150
ACA++SCAP/BMI Licenses	800	667	-	667
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	575	575	-
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 749,377	\$ 696,472	\$ 52,904

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	30,267	21,249	9,019
Landscape Maintenance	690,755	575,629	497,523	78,106
Landscape Contingency	85,000	73,072	73,072	-
Lake Maintenance	27,000	22,500	24,077	(1,577)
Grounds Maintenance	35,000	29,167	34,085	(4,918)
Pump Repairs	10,000	8,333	11,777	(3,444)
Streetlighting	69,294	57,745	65,097	(7,352)
Streetlight Repairs	5,000	4,167	-	4,167
Irrigation Repairs	50,000	41,667	13,449	28,217
Miscellaneous	6,500	5,417	835	4,582
Contingency	31,149	25,957	26,364	(407)
Capital Reserve	45,000	45,000	45,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 918,921	\$ 812,528	\$ 106,392
Total Operations & Maintenance	\$ 2,005,476	\$ 1,668,298	\$ 1,509,001	\$ 159,297
Total Expenditures	\$ 2,212,257	\$ 1,848,488	\$ 1,676,046	\$ 172,441
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 618,738	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ 618,738	
Fund Balance - Beginning	\$ -		\$ 901,780	
Fund Balance - Ending	\$ -		\$ 1,520,518	

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 97,954	\$ 317,877	\$ 1,455,871	\$ 177,845	\$ -	\$ 83,895	\$ -	\$ 6,495	\$ 18,887	\$ -	\$ -	\$ 2,158,824
Special Assessments - Gate Monitoring*	-	32,500	-	-	-	-	-	-	-	-	-	-	32,500
Interest/Miscellaneous Income	2,251	1,515	2,162	3,296	6,062	8,462	6,934	6,622	12,130	5,603	-	-	55,037
Restricted Easement Fence Fund	-	2,400	1,800	5,400	1,800	3,600	600	1,200	2,400	1,800	-	-	21,000
Facility Revenue	-	-	-	10,788	2,085	-	5,150	2,888	3,413	3,100	-	-	27,423
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 134,368	\$ 321,839	\$ 1,475,354	\$ 187,792	\$ 12,062	\$ 96,579	\$ 10,710	\$ 24,438	\$ 29,390	\$ -	\$ -	\$ 2,294,784
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 800	\$ 600	\$ 800	\$ 1,600	\$ 800	\$ -	\$ -	\$ 8,800
PR-FICA	31	61	61	61	107	61	46	61	122	61	-	-	673
Engineering	1,001	2,510	1,746	366	1,253	2,481	1,245	3,978	5,333	683	-	-	20,595
Attorney	436	670	2,222	1,188	1,901	2,691	3,519	3,191	-	-	-	-	15,815
Annual Audit	-	-	-	-	-	-	-	-	7,600	-	-	-	7,600
Assessment Administration	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Arbitrage Rebate	-	-	2,400	-	-	600	-	-	-	600	-	-	3,600
Dissemination Agent	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	-	-	11,704
Trustee Fees	4,234	-	12,750	-	-	2,357	-	-	-	-	-	-	19,341
Management Fees	4,878	4,878	4,878	4,878	4,878	4,878	4,878	4,878	4,878	4,878	-	-	48,778
Information Technology	148	148	148	148	148	148	148	148	148	148	-	-	1,480
Website Maintenance	106	106	106	106	106	106	106	106	106	106	-	-	1,060
Telephone	47	22	34	51	61	63	143	114	107	101	-	-	743
Postage & Delivery	44	432	37	94	42	43	45	58	159	1,324	-	-	2,277
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	57	98	72	45	186	1,321	-	-	1,945
Legal Advertising	96	94	94	364	94	94	273	189	96	407	-	-	1,803
Other Current Charges	-	-	20	210	-	-	200	-	6	117	-	-	553
Office Supplies	1	1	1	1	1	1	129	1	1	1	-	-	136
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ 26,547	\$ 9,464	\$ 11,218	\$ 15,591	\$ 12,572	\$ 14,738	\$ 21,512	\$ 11,718	\$ -	\$ -	\$ 167,046

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,050	\$ 981	\$ 1,120	\$ 1,117	\$ 1,074	\$ 1,253	\$ 1,114	\$ 1,253	\$ 1,114	\$ 1,292	\$ -	\$ -	\$ 11,367
Electric	3,094	3,330	3,209	3,272	3,379	2,936	2,827	3,101	3,137	3,544	-	-	31,828
Water/Sewer/Irrigation	3,820	3,464	2,875	4,264	4,738	4,289	3,892	3,901	3,030	3,977	-	-	38,249
Gas	289	21	275	149	65	84	157	111	42	438	-	-	1,632
Trash Removal	788	788	782	983	808	814	-	1,623	810	1,339	-	-	8,735
Security													
Security Monitoring	111	111	111	111	111	111	111	111	111	111	-	-	1,110
Gate Monitoring	2,633	2,665	2,633	4,014	2,649	1,102	2,649	2,649	2,649	2,649	-	-	26,288
Gate Repairs	325	342	400	-	-	-	-	-	-	310	-	-	1,377
Access Cards	-	715	-	-	-	-	-	715	353	-	-	-	1,783
Contacted Security	2,460	2,758	2,454	2,967	1,574	520	2,267	2,216	3,909	1,473	-	-	22,596
Management Contracts													
Facility Management	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	-	-	82,274
Facility Attendant	1,187	1,102	1,235	1,457	1,296	1,667	2,717	3,217	3,959	3,025	-	-	20,861
Pool Attendants	-	-	-	-	-	3,451	2,862	5,449	18,294	19,354	-	-	49,410
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	-	-	79,167
Pool Maintenance	1,713	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,417	-	-	14,033
Pool Chemicals	2,101	2,101	2,101	2,305	2,305	2,305	2,374	2,305	2,305	2,305	-	-	22,508
Janitorial	2,321	2,996	2,055	1,479	2,059	1,607	2,324	1,773	2,005	2,017	-	-	20,637
Facility Maintenance	11,311	7,183	6,722	2,758	13,334	9,275	10,111	11,836	7,663	5,815	-	-	86,007
Private Event Attendant	827	543	521	242	671	749	-	-	-	-	-	-	3,553
Repairs & Maintenance	4,600	4,081	7,037	244	7,656	4,388	6,312	4,921	4,327	7,969	-	-	51,535
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	242	-	-	-	-	-	242
Community Website Services	-	-	-	-	-	-	-	-	300	300	-	-	600
Subscriptions	304	304	501	304	304	312	304	304	304	309	-	-	3,247
Pest Control	226	226	226	233	233	233	233	233	233	233	-	-	2,308
Supplies	119	-	-	-	-	-	44	-	-	-	-	-	163
Furnitures, Fixtures & Equipment	-	-	396	-	130	-	219	-	-	51	-	-	796
Special Events	989	2,535	2,423	2,526	3,747	3,071	4,238	5,347	6,466	4,169	-	-	35,512
Holiday Decorations	-	197	4,927	-	-	-	-	-	94	-	-	-	5,219
Fitness Center Repairs/Supplies	-	-	425	-	1,405	-	-	80	295	205	-	-	2,410
Office Supplies	242	87	-	153	60	94	228	499	148	48	-	-	1,558
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	-	-	-	-	-	-	-	575	-	-	-	-	575
Subtotal Amenity Center Expenditures	\$ 125,546	\$ 54,035	\$ 59,935	\$ 46,085	\$ 65,104	\$ 55,767	\$ 62,729	\$ 69,724	\$ 79,054	\$ 78,493	\$ -	\$ -	\$ 696,472

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	1,473	1,261	1,505	1,891	2,492	2,371	2,279	2,708	2,653	2,618	-	-	21,249
Landscape Maintenance	47,125	48,221	48,221	48,221	48,221	48,221	48,221	63,181	48,221	49,668	-	-	497,523
Landscape Contingency	4,907	1,635	18,242	-	-	1,345	13,005	5,464	27,975	500	-	-	73,072
Lake Maintenance	2,284	2,284	2,284	2,284	2,284	2,284	2,593	2,593	2,593	2,593	-	-	24,077
Grounds Maintenance	2,685	2,933	5,930	554	6,911	2,647	3,145	3,745	4,317	1,218	-	-	34,085
Pump Repairs	180	3,250	405	4,432	1,900	285	1,325	-	-	-	-	-	11,777
Streetlighting	5,865	5,865	5,865	7,336	6,695	6,695	6,695	6,695	6,695	6,695	-	-	65,097
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,779	90	980	1,959	-	1,188	4,014	-	779	-	-	13,449
Miscellaneous	-	230	79	-	124	37	-	-	25	340	-	-	835
Contingency	-	1,000	1,251	-	1,630	897	950	18,716	920	1,000	-	-	26,364
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
Subtotal Ground Maintenance Expenditures	\$ 66,179	\$ 69,458	\$ 83,872	\$ 65,697	\$ 72,215	\$ 109,781	\$ 79,401	\$ 107,115	\$ 93,399	\$ 65,411	\$ -	\$ -	\$ 812,528
Total Operations & Maintenance	\$ 191,726	\$ 123,492	\$ 143,807	\$ 111,782	\$ 137,319	\$ 165,549	\$ 142,130	\$ 176,839	\$ 172,453	\$ 143,904	\$ -	\$ -	\$ 1,509,001
Total Expenditures	\$ 224,314	\$ 134,589	\$ 170,353	\$ 121,247	\$ 148,537	\$ 181,140	\$ 154,702	\$ 191,577	\$ 193,965	\$ 155,621	\$ -	\$ -	\$ 1,676,046
Excess (Deficiency) of Revenues over Expenditures	\$ (222,064)	\$ (221)	\$ 151,485	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (58,123)	\$ (180,867)	\$ (169,527)	\$ (126,231)	\$ -	\$ -	\$ 618,738
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (222,064)	\$ (221)	\$ 151,485	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (58,123)	\$ (180,867)	\$ (169,527)	\$ (126,231)	\$ -	\$ -	\$ 618,738

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	-	-	673	673
Total Revenues	\$ 45,000	\$ 45,000	\$ 45,673	\$ 673
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	12,492	(12,492)
Other Current Charges	-	-	3,900	
Total Expenditures	\$ -	\$ -	\$ 16,392	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ 29,280	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ 29,280	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ 29,280	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 446,241	\$ 2,877
Interest Income	12,000	10,000	16,172	6,172
Total Revenues	\$ 455,364	\$ 453,364	\$ 462,413	\$ 9,049
Expenditures:				
Interest - 11/1	\$ 153,263	\$ 153,262	\$ 153,262	\$ -
Interest - 5/1	153,263	153,263	153,263	-
Principal - 5/1	140,000	140,000	140,000	-
Total Expenditures	\$ 446,525	\$ 446,525	\$ 446,525	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,839	\$ 6,839	\$ 15,888	\$ 9,049
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 6,839	\$ 15,888	\$ 9,049
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 386,662	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 616,508	\$ 3,974
Interest Income	14,000	11,667	21,351	9,684
Total Revenues	\$ 626,533	\$ 624,200	\$ 637,859	\$ 13,659
Expenditures:				
Interest - 11/1	\$ 226,338	\$ 226,338	\$ 226,338	\$ -
Interest - 5/1	226,338	226,338	226,338	-
Principal - 5/1	160,000	160,000	160,000	-
Total Expenditures	\$ 612,675	\$ 612,675	\$ 612,675	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13,858	\$ 11,525	\$ 25,184	\$ 13,659
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 11,525	\$ 25,184	\$ 13,659
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 518,525	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 256,992	\$ (361)
Interest Income	8,500	7,083	8,948	1,865
Total Revenues	\$ 265,853	\$ 264,436	\$ 265,940	\$ 1,504
Expenditures:				
Interest - 11/1	\$ 95,478	\$ 95,478	\$ 95,478	\$ -
Interest - 5/1	95,478	95,478	95,335	143
Special Call - 2/1	-	-	5,000	(5,000)
Interest - 2/1	-	-	71	(71)
Principal - 5/1	65,000	65,000	65,000	-
Total Expenditures	\$ 255,955	\$ 255,955	\$ 260,884	\$ (4,929)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,898	\$ 8,481	\$ 5,057	\$ (3,425)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 8,481	\$ 5,057	\$ (3,425)
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 215,103	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 114,490	\$ 113,775	\$ (716)
Interest Income	5,500	4,583	4,387	(196)
Total Revenues	\$ 119,990	\$ 119,074	\$ 118,161	\$ (912)
Expenditures:				
Interest - 11/1	\$ 41,547	\$ 41,547	\$ 41,547	\$ -
Interest - 5/1	41,547	41,547	41,547	-
Principal - 5/1	30,000	30,000	30,000	-
Total Expenditures	\$ 113,094	\$ 113,094	\$ 113,094	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,897	\$ 5,980	\$ 5,068	\$ (912)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 5,980	\$ 5,068	\$ (912)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 107,973	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 Phase 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 280,765	\$ 280,982	\$ 217
Interest Income	8,500	7,083	10,831	3,747
Prepayments	-	-	21,336	21,336
Total Revenues	\$ 289,265	\$ 287,848	\$ 313,148	\$ 25,300
Expenditures:				
Interest - 11/1	\$ 84,206	\$ 84,206	\$ 84,206	\$ -
Interest - 5/1	84,206	84,206	84,206	-
Principal - 5/1	110,000	110,000	110,000	-
Special Call - 5/1	-	-	25,000	(25,000)
Total Expenditures	\$ 278,413	\$ 278,413	\$ 303,413	\$ (25,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,852	\$ 9,436	\$ 9,736	\$ 300
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (5,055)	\$ (5,055)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,055)	\$ (5,055)
Net Change in Fund Balance	\$ 10,852	\$ 9,436	\$ 4,680	\$ (4,755)
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 247,854	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 Phase 4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 423,738	\$ 426,475	\$ 2,738
Prepayment	-	-	20,918	20,918
Interest Income	9,000	7,500	14,497	6,997
Total Revenues	\$ 432,738	\$ 431,238	\$ 461,891	\$ 30,653
Expenditures:				
Interest - 11/1	\$ 130,129	\$ 130,129	\$ 130,129	\$ -
Interest - 5/1	130,129	130,129	130,129	-
Principal - 5/1	165,000	165,000	165,000	-
Special Call - 5/1	-	-	25,000	(25,000)
Total Expenditures	\$ 425,258	\$ 425,258	\$ 450,258	\$ (25,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,480	\$ 5,980	\$ 11,633	\$ 5,653
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,769)	\$ (7,769)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,769)	\$ (7,769)
Net Change in Fund Balance	\$ 7,480	\$ 5,980	\$ 3,864	\$ (2,116)
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 354,040	

Meadow View at Twin Creeks

Community Development District

Capital Projects Fund Series 2021 Phase 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Actual
	Thru 07/31/25
Revenues	
Interest Income	\$ 519
Developer Contributions	113,935
Total Revenues	\$ 114,454
Expenditures:	
Capital Outlay	\$ 113,935
Total Expenditures	\$ 113,935
Excess (Deficiency) of Revenues over Expenditures	\$ 519
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 5,055
Total Other Financing Sources (Uses)	\$ 5,055
Net Change in Fund Balance	\$ 5,575
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 17,215

Meadow View at Twin Creeks

Community Development District

Capital Projects Fund Series 2021 Phase 4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Actual
	Thru 07/31/25
Revenues	
Interest Income	\$ 803
Total Revenues	\$ 803
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 803
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 7,769
Total Other Financing Sources (Uses)	\$ 7,769
Net Change in Fund Balance	\$ 8,572
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 26,695

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	5/1/2047
Reserve Fund Definition	30% of Max Annual Debt Service
Reserve Fund Requirement	\$132,765
Reserve Fund Balance	150,782
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Less: May 1, 2020	(\$110,000)
Less: May 1, 2021	(\$115,000)
Less: May 1, 2022	(\$120,000)
Less: May 1, 2023	(\$125,000)
Less: May 1, 2024	(\$130,000)
Less: May 1, 2025	(\$140,000)
Current Bonds Outstanding	\$5,695,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	207,806
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Less: May 1, 2022	(\$140,000)
Less: May 1, 2023	(\$150,000)
Less: May 1, 2024	(\$155,000)
Less: May 1, 2025	(\$160,000)
Current Bonds Outstanding	\$8,085,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,586
Reserve Fund Balance	87,459
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Less: May 1, 2023	(\$60,000)
Less: May 1, 2024	(\$60,000)
Less: May 1, 2024 - Special Call	(\$30,000)
Less: February 1, 2025 - Special Call	(\$5,000)
Less: May 1, 2025	(\$65,000)
Current Bonds Outstanding	\$3,285,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/2026
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$33,986
Reserve Fund Balance	42,527
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Less: May 1, 2024	(\$25,000)
Less: May 1, 2025	(\$30,000)
Current Bonds Outstanding	\$1,560,000

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$139,691
Reserve Fund Balance	141,700
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Less: August 1, 2023	(\$20,000)
Less: May 1, 2024	(\$105,000)
Less: May 1, 2024 - Special Call	(\$5,000)
Less: May 1, 2025	(\$110,000)
Less: May 1, 2025 - Special Call	(\$25,000)
Current Bonds Outstanding	\$4,770,000

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$211,869
Reserve Fund Balance	211,869
Bonds outstanding - 10/26/2021	\$7,615,000
Less: May 1, 2023	(\$155,000)
Less: May 1, 2024	(\$160,000)
Less: May 1, 2025	(\$165,000)
Less: May 1, 2025 - Special Call	(\$25,000)
Current Bonds Outstanding	\$7,110,000

TOTAL Bonds Outstanding	\$30,505,000
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B.

Meadow View at Twin Creeks
FISCAL YEAR 2025 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	O&M NET	TOTAL ASSESSED
TOTAL ASSESSED	1478	443,364.15	612,533.25	255,335.17	113,041.11	279,170.52	423,726.06	2,177,197.57	4,304,367.83

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2024	712.06	983.75	410.08	181.55	448.36	680.52	3,496.68	6,913.00
2	11/15/2024	7,469.77	10,319.92	4,301.87	1,904.51	4,703.45	7,138.91	36,681.31	72,519.74
3	11/19/2024	11,765.42	16,254.61	6,775.75	2,999.74	7,408.27	11,244.29	57,775.65	114,223.73
4	12/6/2024	39,093.02	54,009.27	22,513.83	9,967.24	24,615.48	37,361.46	191,971.40	379,531.70
5	12/19/2024	32,257.71	44,565.90	18,577.34	8,224.50	20,311.52	30,828.91	158,405.70	313,171.58
6	1/9/2025	295,516.08	408,272.58	170,188.88	75,345.44	186,075.89	282,426.68	1,451,170.32	2,868,995.87
Interest	1/14/2025	957.24	1,322.48	551.28	244.06	602.74	914.84	4,700.67	9,293.31
7	2/21/2025	36,216.31	50,034.93	20,857.11	9,233.79	22,804.11	34,612.16	177,844.91	351,603.32
8	4/8/2025	16,611.50	22,949.75	9,566.63	4,235.30	10,459.67	15,875.72	81,572.94	161,271.51
Interest 2	4/14/2025	472.89	653.32	272.34	120.57	297.76	451.94	2,322.17	4,590.99
9 Tax Sale	6/13/2025	1,322.69	1,827.37	761.74	337.24	832.85	1,264.10	6,495.22	12,841.21
10	7/10/2025	3,846.22	5,313.78	2,215.05	980.64	2,421.83	3,675.86	18,887.36	37,340.74
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		446,240.91	616,507.66	256,991.90	113,774.58	280,981.93	426,475.39	2,191,324.33	4,332,296.70

BALANCE DUE	(2,876.76)	(3,974.41)	(1,656.73)	(733.47)	(1,811.41)	(2,749.33)	(14,126.76)	(27,928.87)
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PERCENT COLLECTED TAX ROLL	101%	101%	101%	101%	101%	101%	101%	101%
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C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
7/1/25	3028-3035	\$46,742.25
7/8/25	3036-3042	13,323.31
7/9/25	3043-3045	31,829.09
7/22/25	3046-3065	89,538.38
7/23/25	3066	2,390.73
7/29/25	3067-3069	13,194.73
TOTAL		\$197,018.49
Autopayments		
7/1/25	AT&T	\$69.55
7/1/25	TECO	172.29
7/2/25	Wellbeats	249.00
7/7/25	Florida Natural Gas	88.36
7/8/25	Republic Services	1,339.42
7/18/25	IRS FICA Payment	122.40
7/18/25	AT&T	100.58
7/21/25	St Johns County Utility Dept	3,976.53
7/29/25	AT&T	69.55
7/21/25	Comcast	1,052.55
7/28/25	WF Bus Credit Card Payment	4,240.70
7/29/25	FPL	12,856.33
7/31/25	RollKall Technol	1,472.64
7/31/25	TECO	177.71
Total Paid Electronically		\$25,987.61
Total General Fund		\$223,006.10

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/01/25	00038	6/25/25 396977	202505 320-57200-45508	CAMERAS-LAKESIDE PARK	*	2,220.75	
				ATLANTIC SECURITY			2,220.75 003028
7/01/25	00162	6/20/25 6990-P0	202506 320-57200-45506	JUN POOL CHEMICALS	*	2,305.10	
				ZACHARY SULLIVAN			2,305.10 003029
7/01/25	00162	6/20/25 6990-P1	202506 320-57200-45505	JUN POOL MAINTENANCE	*	1,362.90	
				ZACHARY SULLIVAN			1,362.90 003030
7/01/25	00005	6/03/25 220294	202505 310-51300-31100	MAY ENGINEERING SERVICES	*	3,977.50	
				ENGLAND THIMS & MILLER INC			3,977.50 003031
7/01/25	00047	4/01/25 27238	202506 310-51300-35200	AUDIT FYE 9/30/24	*	7,600.00	
				GRAU & ASSOCIATES			7,600.00 003032
7/01/25	00186	7/01/25 257907	202507 320-57200-45507	JUL JANITORIAL SERVICES	*	1,301.00	
				NEWVENTURE OF JACKSONVILLE INC			1,301.00 003033
7/01/25	00040	6/17/25 936246	202506 320-53800-45004	FLOWER BED RENOVATIONS	*	14,970.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			14,970.00 003034
7/01/25	00040	6/17/25 936247	202506 320-53800-45004	SUMMER ANNUAL ROTATION	*	13,005.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,005.00 003035
7/08/25	00114	7/01/25 757375	202507 320-57200-45410	GATE MONITORING AUG25	*	2,648.54	
				HIDDEN EYES LLC			2,648.54 003036
7/08/25	00045	6/30/25 90140	202506 320-53800-45005	JUN LAKE MAINTENANCE	*	2,593.14	
				FUTURE HORIZONS INC			2,593.14 003037
7/08/25	00045	6/30/25 90382	202506 320-53800-45006	RE-ANCHORED FOUNTAINS	*	120.00	
				FUTURE HORIZONS INC			120.00 003038
7/08/25	00001	7/01/25 127	202507 310-51300-34000	JUL MANAGEMENT FEES	*	4,877.75	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/01/25 127	202507 310-51300-35300		*	106.00	
		JUL WEBSITE ADMIN					
		7/01/25 127	202507 310-51300-35100		*	148.00	
		JUL INFORMATION TECH					
		7/01/25 127	202507 310-51300-31600		*	1,170.42	
		JUL DISSEMINATION SVCS					
		7/01/25 127	202507 310-51300-51000		*	1.17	
		OFFICE SUPPLIES					
		7/01/25 127	202507 310-51300-42000		*	172.65	
		POSTAGE					
		7/01/25 127	202507 310-51300-42500		*	81.75	
		COPIES					
		7/01/25 127	202507 310-51300-41000		*	100.89	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			6,658.63 003039
7/08/25 00138		7/08/25 8511	202507 320-57200-49400		*	450.00	
		MC/DJ MEMBER POOL EVENT					
				MICHAEL A GILBERT			450.00 003040
7/08/25 00077		6/13/25 0012303	202506 320-57200-45508		*	348.00	
		CLEARED DRAIN/CHECK SYSTM					
				THIGPEN HEATING & COOLING, INC.			348.00 003041
7/08/25 00077		7/03/25 0013023	202506 320-57200-44200		*	505.00	
		RPLD ALL FILITERS/BELTS					
				THIGPEN HEATING & COOLING, INC.			505.00 003042
7/09/25 00207		6/06/25 605BL	202506 320-57200-45508		*	725.00	
		REPLACED POPCORN MOTOR					
				DO ALL HEATING AND AIR LLC			725.00 003043
7/09/25 00020		7/01/25 385	202507 320-57200-45504		*	7,916.67	
		JUL FIELD MGMT/ADMIN					
		7/01/25 385	202507 320-57200-45500		*	8,227.42	
		JUL FACILITY MANAGEMENT					
				RIVERSIDE MANAGEMENT SERVICES			16,144.09 003044
7/09/25 00040		5/19/25 916470	202505 320-53800-45003		*	14,960.00	
		PLANT INSTALLATION					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			14,960.00 003045
7/22/25 00038		5/15/25 391404	202505 320-57200-45400		*	110.95	
		JUN CELLULAR FIRE MONITOR					
				ATLANTIC SECURITY			110.95 003046
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/22/25	00020	6/30/25 389	202506 320-57200-49400	JUN PRIVATE EVT ATTENDANT	*	1,195.88	
				RIVERSIDE MANAGEMENT SERVICES			1,195.88 003059
7/22/25	00020	6/30/25 390	202506 320-57200-49400	JUN SPECIAL EVT ASSISTANT	*	568.68	
				RIVERSIDE MANAGEMENT SERVICES			568.68 003060
7/22/25	00020	6/30/25 391	202506 320-57200-45510	JUN FACILITY ATTENDANT	*	3,958.64	
				RIVERSIDE MANAGEMENT SERVICES			3,958.64 003061
7/22/25	00048	6/13/25 1645	202506 320-57200-44207	LEG PRESS MACHINE REPAIRS	*	295.00	
				SOUTHEAST FITNESS REPAIR			295.00 003062
7/22/25	00046	7/17/25 62088866	202507 320-57200-45917	JUL PEST CONTROL SERVICES	*	232.81	
				TURNER PEST CONTROL LLC			232.81 003063
7/22/25	00040	7/01/25 946824	202507 320-53800-45003	JUL LANDSCAPE MAINTENANCE	*	49,667.89	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			49,667.89 003064
7/22/25	00040	7/10/25 954902	202507 320-53800-45009	NODE RPLMT AT PARK	*	779.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			779.00 003065
7/23/25	00154	7/23/25 144783	202507 310-51300-42500	INCRSED ASSMNT NTC LETTER	*	1,239.45	
		7/23/25 144783	202507 310-51300-42000	POSTAGE	*	1,151.28	
				ADVANCED DIRECT MARKETING SRVCS			2,390.73 003066
7/29/25	00047	7/25/25 28018	202507 310-51300-31200	ARB SVCS SE2020A FYE 5/25	*	600.00	
				GRAU & ASSOCIATES			600.00 003067
7/29/25	00020	7/18/25 392	202506 320-57200-45508	FACILITY MAINTENANCE-JUN	*	5,900.00	
		7/18/25 392	202506 320-57200-44200	REPAIRS & MAINTENANCE-JUN	*	3,700.00	
		7/18/25 392	202506 320-53800-45006	GROUPS MAINTENANCE-JUN	*	1,950.00	
		7/18/25 392	202506 320-53800-45011	CONTINGENCY	*	920.00	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/18/25 392	202506 320-53800-45010		*	24.73	
		MISCELLANEOUS					
				RIVERSIDE MANAGEMENT SERVICES			12,494.73 003068
7/29/25 00212		7/28/25 07282025	202507 300-36900-20000		*	100.00	
		REFUND FOR GAZEBO RENTAL					
				TERRY WILSON			100.00 003069
TOTAL FOR BANK A						197,018.49	
TOTAL FOR REGISTER						197,018.49	

MVTP MEADOW VIEW TP BPEREGRINO

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 06/26/2025

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz



RECEIVED

By Tara Lee at 9:34 am, Jun 26, 2025

PLEASE PAY BY

07/23/2025

AMOUNT

\$2,220.75

INVOICE DATE

06/25/2025

Meadow View at Twin Creeks CCD
475 West Town Place Ste 114
St Augustine FL 32092

INVOICE NO. 396977

Site: 850 Beacon Lakes Pkwy St
Augustine

Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092

Job No.: 85740

Job Name:

Order No.:

Description

RETURN TRIP

Quote to replace bad parts on access system.

1 UnLatch Strike for Cylindrical Locks,

1 **Crash-bar Surface Strike**

1 card reader

1 8 ch NVR with 3 TB hard drive

4 hours of labor

There is a 10% discount and I have included an extra 100.00 discount.

05/19/2025 - 10:02 - Spoke with Christian Birol and he stated that they have already fixed the issue with the door strike, so no part is needed, but the Lakeside Park area's cameras and NVR are giving them some issues again.

Service - Security

Item	Quantity	Unit Price	Total
Crash-bar Surface Strike	1.00	\$800.00	\$800.00
Vigilant Flex Series 8-Channel ULTRA H.265 NVR	1.00	\$787.50	\$787.50
Atrium Mullion Prox - Black	1.00	\$200.00	\$200.00
Pre-Installed 3TB Sata Hard Drive	1.00	\$180.00	\$180.00
Loyalty Discount	1.00	\$-100.00	\$-100.00
Residential service	4.00 hrs	\$150.00	\$600.00
Discount			\$-246.75
Sub-Total ex Tax			\$2,220.75
Tax			\$0.00
Total			\$2,220.75



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/23/2025	\$2,220.75	06/25/2025

INVOICE NO. 396977

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Incl. Discount	\$-246.75
Sub-Total ex Tax	\$2,220.75
Tax	\$0.00
Total inc Tax	\$2,220.75
Amount Applied	\$0.00
Balance Due	\$2,220.75

How To Pay

INVOICE NO. 396977



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 07/23/2025 AMOUNT DUE: \$2,220.75

Please Reference: 396977

Big Z Pool Service LLC
9048684660
172 Stokes Landing Rd.
Saint Augustine, FL 32095
CPC1459355

RECEIVED
By Tara Lee at 8:40 am, Jun 20, 2025



Meadow View at Twin Creeks CDD (Beacon Lakes)
850 Beacon Lake Parkway
St. Augustine, FL 32095

Invoice Number 6990-P0
Date of Issue 06/20/2025
Due Date 07/31/2025
Reference Monthly Chemicals
Amount Due (USD) \$2,305.10

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals Chemicals Service Site Address: 850 Beacon Lake Pkwy. St. Augustine FL 32095 Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Chemicals included along with 2-controller leases that monitor and dispense the chemical distribution 24/7: chlorine, acid, bicarb, and stabilizer. Additional chemicals not included, but available and billed at an additional rate when needed or requested: algacides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed-upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.	\$2,305.10	1	\$2,305.10

Subtotal	2,305.10
Tax	0.00
Total	2,305.10
Amount Paid	0.00

Amount Due (USD)

\$2,305.10

Notes

Thank you for your business! Questions or concerns? Email: office@bigzpoolservice.com. Hours of operation: M-F, 9a-6p.

Terms

Due on the 30th day of the month services are completed

Big Z Pool Service LLC
9048684660
172 Stokes Landing Rd.
Saint Augustine, FL 32095
CPC1459355

RECEIVED

By Tara Lee at 8:40 am, Jun 20, 2025



Meadow View at Twin Creeks CDD (Beacon Lakes)
850 Beacon Lake Parkway
St. Augustine, FL 32095

Invoice Number 6990-P1
Date of Issue 06/20/2025
Due Date 07/31/2025
Reference Monthly Pool Service
Amount Due (USD) \$1,362.90

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only	\$1,362.90	1	\$1,362.90

Pool Service

Site Address: 850 Beacon Lake Pkwy. St. Augustine FL 32095

Service Schedule:

October-March, 2 visits per week, Mondays and Fridays

April-September, 3 visits per week, Mondays, Wednesdays and Fridays

Service Includes:

skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits.

Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs.

Additional chemicals not includ. but available and billed at an additional rate when needed or requested:

algaeicides, metal out, and phosphate treatments.

The due date is reflected on the invoice of a net30 based on the originally agreed upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.

Subtotal 1,362.90

Tax	0.00
Total	1,362.90
Amount Paid	0.00
<hr/>	
Amount Due (USD)	\$1,362.90

Notes

Thank you for your business! Questions or concerns? Email: office@bigzpoolservice.com. Hours of operation: M-F, 9a-6p.

Terms

Due on the 30th day of the month services are completed



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

Meadow View at Twin Creeks Community Development
District
475 W Town Place
Suite 114
St. Augustine, FL 32092

June 03, 2025

Invoice No: 220294

Total This Invoice \$3,977.50

Project 17348.03000 MV@TC CDD 2023/2024 General Consulting Services (WA 28)

EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM

ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Work Description:

Meeting with Mathew Fossler to walk site issues

Work on 2nd Lift Exhibits with updates and corrections

Meadow View Agenda Call with Team

CDD Meeting in Person 5-15-25

Professional Services rendered through May 24, 2025

Phase 1. General Consulting Engineering Services

Labor

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	5/3/2025	5.50	215.00	1,182.50
Meeting out with Matthew Fossler and walk site for issues				
Lockwood, Scott	5/3/2025	5.25	215.00	1,128.75
Work on 2nd Lift Exhibits				
Lockwood, Scott	5/10/2025	5.50	215.00	1,182.50
2nd Lift Pavement Exhibits - updates and corrections				
Lockwood, Scott	5/10/2025	.75	215.00	161.25
Meadow View Agenda Call with Team				
Lockwood, Scott	5/17/2025	1.50	215.00	322.50
CDD Meeting in person - 5-15-25				
Totals		18.50		3,977.50
Total Labor				3,977.50
Total this Phase				\$3,977.50

Phase XP. Expenses

Total this Phase 0.00

RECEIVED

By Tara Lee at 10:14 am, Jun 27, 2025

Total This Invoice \$3,977.50

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092*

Invoice No. 27238
Date 04/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ 7,600.00
Current Amount Due	\$ 7,600.00

RECEIVED

By Tara Lee at 10:14 am, Jun 27, 2025

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,600.00	0.00	0.00	0.00	0.00	7,600.00

Payment due upon receipt.



HIGH TECH

COMMERCIAL CLEANING

Invoice

Date

Invoice #

7/1/2025

257907

Bill To

Meadow View at Twin Creeks CDD
Attn: Jenn Clark-Erickson
850 Beacon Lake Pkwy
St Augustine, FL 32095

Please Remit Payment To:

NewVenture of Jacksonville, Inc.
DBA High Tech Commercial Cleaning
8130 Baymeadows Circle W., #306
Jacksonville, FL 32256-1837

Questions about billing?

904-224-0770, 904-507-5020 fax, accounting@htccleaning.com

Questions about service?

Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of July 2025</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo</p> <p>1 320 57200 45507 Janitorial Approved Jen Erickson 6.202025</p> <p>RECEIVED <i>By Tara Lee at 11:19 am, Jun 20, 2025</i></p>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00



INVOICE

INVOICE #	INVOICE DATE
936246	6/17/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine, FL 32095

Invoice Due Date: July 17, 2025

Invoice Amount: \$14,970.00

Description	Current Amount
Annual Flower Bed Renovations 1/24/2025	
Plant Installation	\$14,970.00

RECEIVED

By Tara Lee at 2:08 pm, Jun 25, 2025

Invoice Total **\$14,970.00**

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
936247	6/17/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine , FL 32095

Invoice Due Date: July 17, 2025

Invoice Amount: \$13,005.00

Description	Current Amount
-------------	----------------

Summer Annual Rotation

Landscape Enhancement SUBCONTRACT

\$13,005.00

RECEIVED

By Tara Lee at 2:07 pm, Jun 25, 2025

Invoice Total

\$13,005.00

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

APPROVED GATE MONITORING
57200.320.45410
CHRISTIAN BIROL 07/02/2025

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

<i>Invoice</i>	
Invoice Number 757375	Date 07/01/2025
Customer Number 300380	Due Date 08/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		07/01/2025	08/01/2025

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 08/01/2025 - 08/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 08/01/2025 - 08/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 08/01/2025 - 08/31/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 08/01/2025 - 08/31/2025	1.00	\$1,664.00	\$1,664.00
Subtotal:				\$2648.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2648.54

Date	Invoice #	Description	Amount	Balance Due
7/1/2025	757375	Monitoring Services	\$2648.54	\$2648.54

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

<i>Invoice</i>	
Invoice Number 757375	Date 07/01/2025
Customer Number 300380	Due Date 08/01/2025

Net Due: \$2,648.54

Amount Enclosed: _____

Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187

Fax: 904-692-1193

APPROVED LAKE MAINTENANCE

53800.320.45005

CHRISTIAN BIROL 07/01/2025

INVOICE

Invoice Number: 90140

Invoice Date: Jun 30, 2025

Page: 1

Bill To:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Ship to:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in June 2025	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4	515.00	515.00
1.00	Aquatic Weed Control	Aquatic Weed Control performed in 3B	309.00	309.00
Subtotal				2,593.14
Sales Tax				
Freight				
Total Invoice Amount				2,593.14
Payment/Credit Applied				
TOTAL				2,593.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

APPROVED GROUNDS MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 07/03/2025

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187
Fax: 904-692-1193

INVOICE

Invoice Number: 90382
Invoice Date: Jun 30, 2025
Page: 1

Bill To:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Ship to:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Beacon02	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Willoughby01	Hand Deliver	6/12/25	7/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Re-anchored two fountains - unclogged one	120.00	120.00
Subtotal				120.00
Sales Tax				
Freight				
Total Invoice Amount				120.00
Payment/Credit Applied				
TOTAL				120.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice**Invoice #:** 127**Invoice Date:** 7/1/25**Due Date:** 7/1/25**Case:****P.O. Number:****Bill To:**

Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - July 2025		4,877.75	4,877.75
Website Administration - July 2025		106.00	106.00
Information Technology - July 2025		148.00	148.00
Dissemination Agent Services - July 2025		1,170.42	1,170.42
Office Supplies		1.17	1.17
Postage		172.65	172.65
Copies		81.75	81.75
Telephone		100.89	100.89
Total			\$6,658.63
Payments/Credits			\$0.00
Balance Due			\$6,658.63

MAGNETIX

DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

INVOICE

P.O. Box 23766
Jacksonville, FL. 32241
(904) 607-7111

INVOICE # 8511
DATE: JULY 8, 2025

TO:
Meadow View at Twin Creeks CDD / Jennifer Clark-
Erickson
850 Beacon Lake Parkway
St. Augustine, FL 32095
904.217.3052

FOR:
MC/DJ Beacon Lake Member Pool Event

1 320 57200 49400 Special Events
Approved Jen Erickson 7.8.2025

DESCRIPTION	HOURS	RATE	AMOUNT
08/30/25 - MC/DJ Member Pool Event	11pm – 2pm		\$450.00
ALL EVENTS RAIN OR SHINE			
TOTAL			\$450.00

Make All Checks Payable to Magnetix DJ Services – Thank You For Your Business



Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
 2801 Dawn Road, Jacksonville FL 32207
 Phone: 904-448-1962 Website: www.thigpenac.com
 License # CACO56726 | CACO56729 | CN208226

INVOICE : 0012303

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone :(904)217-3052

Invoice Date : 06/13/2025	Install Date : 07/02/2020
Service Order : 039153	Page : 1 of 2
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	
APPROVED FACILITY MAINT. 57200.320.45508 CHRISTIAN BIROL 07/01/2025	

Contact	Telephone	Call Type	Customer PO	Terms
CHRISTIAN BIROL		CSVC		DUE UPON RECEIPT

Service Requested :

Commercial Service. BEACON LAKE AMEN CUSTOMER IS TAX EXEMPT. CHRIS 904-234-1977 AC FOR KITCHEN NOT WORKING AT ALL .PAN FULL OF WATER ,REMOVED WATER BUT PAN IS NOT DRAINING . \$199 + REPAIR ANGIE

Service Comments :

6/6/25 TK Found drain clogged causing float switch to trip. Cleared drain and checked system. All operations are normal at this time.

Description	Mfg Name	Model	Serial No	
Air Handler	MISC	40RUAA08A2A6	4817U13322	
Total Labor for Unit				0.00
Qty	Description	Price	Extended	
1	Commercial Diagnostic	179.00	179.00	
1	Commercial Environmental Fee	20.00	20.00	
1	CLEAR DRAIN BLOCK - FLUSH WITH CHEMICALS L1	149.00	149.00	
Total Parts for Unit				348.00

See Over < 2 >



Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
2801 Dawn Road, Jacksonville FL 32207
Phone: 904-448-1962 Website: www.thigpenac.com
License # CACO56726 | CACO56729 | CN208226

INVOICE : 0012303

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone :(904)217-3052

Invoice Date :06/13/2025	Install Date :07/02/2020
Service Order :039153	Page : 2 of 2
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
CHRISTIAN BIROL		CSVC		DUE UPON RECEIPT

PLEASE REMIT TO: Thigpen Heating & Cooling, Inc 2801 Dawn Road Jacksonville, FL 32207
--

Materials:	348.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	348.00
Sales Tax:	0.00
Total:	348.00 USD
Balance Due:	348.00 USD

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
2801 Dawn Road, Jacksonville FL 32207
Phone: 904-448-1962 Website: www.thigpenac.com
License # CACO56726 | CACO56729 | CN208226

INVOICE : 0013023

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone : (904)217-3052

Invoice Date : 07/03/2025	Install Date : 01/10/2019
Service Order : 039603	Page : 1 of 4
Served At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	
APPROVED REPAIRS AND MAINTENANCE 57200.320.44200 CHRISTIAN BIROL 07/07/2025	

Contact	Telephone	Call Type	Customer PO	Terms
CHRISTIAN BIROL		cmnt		DUE UPON RECEIPT

Service Requested :

Commercial Maintenance. BEACON LAKE AMEN CUSTOMER IS TAX EXEMPT.

Service Comments :

06/23 Technician replaced all filters and belts, flushed drain lines, cleaned evaporator coils, checked the temperature splits, checked amp draw on blower motors, will need to return to do outside units. 06/30/2025 Returned to check outdoor units. Checked caps, all volts, amps, pressures and splits. Washed all coils and verified flow on drain lines. Carrier model : 25HCE448A300 Serial : 2118E03167 Condenser motor pulling 1.35 amps, unit rated for 1.4. Recommend replacing Condenser motor due to high amps. Carrier model : 1118091472 Serial : 009000596607 Found dual run 10/10 MFD failed both sides. Needs to be replaced. Office staff wanted us to look at duct work that went to office. They stated that it was hot in there. Found the vent in question and found pandoit strap restricting air flow. Cut pandoit strap to allow more air and checked back in with office then they said it's the first time they felt airflow and cooling in there. Needs replacement quote for condenser fan motor and 10/10 dual run cap.

Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP061	2118F20420
Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A300	1018E07754
Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP048	1818F02115
Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE448A300	2118E03167

See Over < 2 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
2801 Dawn Road, Jacksonville FL 32207
Phone: 904-448-1962 Website: www.thigpenac.com
License # CACO56726 | CACO56729 | CN208226

INVOICE : 0013023

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone :(904)217-3052

Invoice Date : 07/03/2025	Install Date : 01/10/2019
Service Order : 039603	Page : 2 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
CHRISTIAN BIROL		cmnt		DUE UPON RECEIPT
Description	Mfg Name	Model	Serial No	
Mini Split System	MISC	SLZ-KA09NA	83M01258	
Description	Mfg Name	Model	Serial No	
Mini Split System	MISC	MX2-2C2DNAZ	82P01065	
Description	Mfg Name	Model	Serial No	
Mini Split System	MISC	SLZ-KA09NA	83M01255	
Description	Mfg Name	Model	Serial No	
Air Handler	MISC	FB4CNP061	098F00208	
Description	Mfg Name	Model	Serial No	
Condenser	MISC	25HCE460A0300	2018E20068	
Description	Mfg Name	Model	Serial No	
Make Up Air Unit	MISC	A1-G10-MPU	4008618	
Description	Mfg Name	Model	Serial No	
Condenser	MISC	25HCE24A300	4216603883	

See Over < 3 >



Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
2801 Dawn Road, Jacksonville FL 32207
Phone: 904-448-1962 Website: www.thigpenac.com
License # CACO56726 | CACO56729 | CN208226

INVOICE : 0013023

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone :(904)217-3052

Invoice Date : 07/03/2025	Install Date : 01/10/2019
Service Order : 039603	Page : 3 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
CHRISTIAN BIROL		cmnt		DUE UPON RECEIPT

Description	Mfg Name	Model	Serial No
Make Up Air Unit	MISC	A2-G12-MPU	4008618

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A500	0818E00634

Description	Mfg Name	Model	Serial No
Air Handler	MISC	40RUAA08A2A6	4817U13322

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	MXZ-2C20NA2	82PO1065

Description	Mfg Name	Model	Serial No
Roof Top Unit	CARRIER	38AUZA08A0B5-0A0	1118C91472

Qty	Description	Price	Extended
1	A39 Belt	0.00	0.00
4	16x24x2 Pleated Filter	0.00	0.00
1	16x25x1 Pleated Filter	0.00	0.00
1	197/8x211/2x1 Pleated Filter	0.00	0.00
2	21.5x23 5/16x1 Pleated Filter	0.00	0.00
Total Parts for Unit			0.00

See Over < 4 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

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Thigpen Heating and Cooling, Inc.
2801 Dawn Road, Jacksonville FL 32207
Phone: 904-448-1962 Website: www.thigpenac.com
License # CACO56726 | CACO56729 | CN208226

INVOICE : 0013023

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone :(904)217-3052

Invoice Date :07/03/2025	Install Date :01/10/2019
Service Order :039603	Page : 4 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
CHRISTIAN BIROL		cmnt		DUE UPON RECEIPT
Total Labor for Unit				0.00
Maintenance Contract :				505.00

PLEASE REMIT TO:

Thigpen Heating & Cooling, Inc

2801 Dawn Road
Jacksonville, FL 32207

Materials:	0.00
Misc:	505.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	505.00
Sales Tax:	0.00
Total:	505.00 USD
Balance Due:	505.00 USD

INVOICE

Do-All Heating & Air LLC
213 Twelvth Street
Saint Augustine, Fl 32084

06/06/2025

1 320 57200 45508 Facility Maint.
Approved Jen Erickson 7.9.2025

TO: Meadow View at Twin Creeks CDD
850 Beacon Lake Pkwy
cbirol@rmsnf.com

JOB	PAYMENT TERMS	INVOICE
POPCORN MAKER & FRYER	Upon Receipt	605BL

DATE OF SERVICE	ADDRESS	SERVICES PERFORMED	TOTALS
06/0525	850 Beacon Lake Pkwy St Johsn FL 32095	Popcorn Maker: replaced motor. Fryer: diagnosed, ordering thermostat.	725.00
		SALES TAX:	
		TOTAL AMOUNT DUE:	725.00

Thank you for your business!

CAC1817964

Please Mail Checks To:
Do-All Heating & Air LLC
213 Twelvth Street
St. Augustine, FL 32084

RECEIVED

By Tara Lee at 9:49 am, Jul 09, 2025

475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice #: 385
Invoice Date: 7/1/2025
Due Date: 7/1/2025
Case:
P.O. Number:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Alison Moring
7-7-25

Balance Due	\$16,144.09
-------------	-------------

By Tara Lee at 1:42 pm, Jul 08, 2025



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
916470	5/19/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine, FL 32095

Invoice Due Date: June 18, 2025

Invoice Amount: \$14,960.00

Description	Current Amount
Main Entrance Island Enhancement 1/23/2025	
Plant Installation	\$14,960.00

RECEIVED

By Tara Lee at 9:50 am, Jul 09, 2025

Invoice Total **\$14,960.00**

Should you have any questions or inquiries please call (386) 437-6211.

APPROVED SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 07/16/2025

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz



Meadow View at Twin Creeks CCD
475 West Town Place Ste 114
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/05/2025	\$110.95	05/15/2025

INVOICE NO. 391404

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 06/01/2025 to 06/30/2025
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/05/2025	\$110.95	05/15/2025

INVOICE NO. 391404

How To Pay



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 391404

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 06/05/2025 **AMOUNT DUE:** \$110.95

Please Reference: 391404

APPROVED SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 07/16/2025

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz



Meadow View at Twin Creeks CCD
475 West Town Place Ste 114
St Augustine FL 32092

PLEASE PAY BY	AMOUNT DUE	INVOICE DATE
07/07/2025	\$110.95	06/16/2025

INVOICE NO. 394946

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 07/01/2025 to 07/31/2025
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/07/2025	\$110.95	06/16/2025

INVOICE NO. 394946

How To Pay



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 394946

NAME: Meadow View at Twin Creeks CCD DUE DATE: 07/07/2025 AMOUNT DUE: \$110.95

Please Reference: 394946

APPROVED SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 07/16/2025

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz



Meadow View at Twin Creeks CCD
475 West Town Place Ste 114
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/05/2025	\$110.95	07/15/2025

INVOICE NO. 400720

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 08/01/2025 to 08/31/2025
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/05/2025	\$110.95	07/15/2025

INVOICE NO. 400720

How To Pay

INVOICE NO. 400720



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



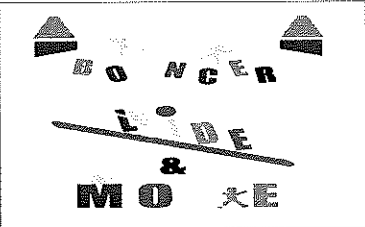
Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD DUE DATE: 08/05/2025 AMOUNT DUE: \$110.95

Please Reference: 400720

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: August 30th, 2025 Invoice No.: 08302025.03		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: Operating from 11a-2p 1 320 57200 49400 Special Events Approved Jen Erickson 7.8.2025				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	XL Double Lane Slide	1	\$550.00		\$475.00	\$475.00
2	16' Tropical Slide	1	\$325.00		\$295.00	\$295.00
3	55' Double Lane Obstacle Course	1	\$400.00		\$350.00	\$350.00
4	Generator	1	\$100.00		\$75.00	\$75.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,195.00
		Sales Tax (0.0%)				\$0.00
		Total				\$1,195.00



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

Meadow View at Twin Creeks Community Development
District
475 W Town Place
Suite 114
St. Augustine, FL 32092

July 09, 2025

Invoice No: 220812

Total This Invoice	\$2,526.25
---------------------------	-------------------

Project 17348.03000 MV@TC CDD 2023/2024 General Consulting Services (WA 28)

EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM

ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Work Description:

Discussed fencing as requested by Courtney (Gms) for certain lots

Send SJC Punch list for Roadway repairs to the Team

Review site Control Structures

CDD Meeting in person

Professional Services rendered through June 28, 2025

Phase 1. General Consulting Engineering Services

Labor

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	6/7/2025	.75	215.00	161.25
Annual CDD Report etc				
work with Mark to explain report and issues prior to him going out to site				
Lockwood, Scott	6/7/2025	.50	215.00	107.50
Fencing email and response for Phase 4 for Courtney				
Lockwood, Scott	6/14/2025	4.25	215.00	913.75
Annual CDD Report - review site control structures				
Lockwood, Scott	6/21/2025	3.00	215.00	645.00
Annual CDD Report Updated				
Lockwood, Scott	6/21/2025	2.50	215.00	537.50
Annual CDD Report Updated and Printed				
CDD Meeting - 6-19-25				
Lockwood, Scott	6/28/2025	.75	215.00	161.25
Punchlist to Aaron and Team				
Totals		11.75		2,526.25
Total Labor				2,526.25
			Total this Phase	\$2,526.25

Phase	XP.	Expenses		
			Total this Phase	0.00

Total This Invoice	<u>\$2,526.25</u>
---------------------------	--------------------------



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

Meadow View at Twin Creeks Community Development
District
475 W Town Place
Suite 114
St. Augustine, FL 32092

July 09, 2025

Invoice No: 220813

Total This Invoice	\$2,807.11
---------------------------	-------------------

Project 17348.04000 MC@TC CDD 2025 General Consulting (WA#29)

Professional Services rendered through June 28, 2025

Phase 1. General Consulting Engineering Services
Annual Report and field review of the control structures.

Labor

		Hours	Rate	Amount
Engineer Intern				
Farajian, Mark	6/7/2025	5.50	150.00	825.00
Farajian, Mark	6/14/2025	13.00	150.00	1,950.00
Totals		18.50		2,775.00
Total Labor				2,775.00

Billing Limits

	Current	Prior	To-Date
Total Billings	2,775.00	0.00	2,775.00
Limit			27,500.00
Remaining			24,725.00

Total this Phase \$2,775.00

Phase XP. Expenses

Expenses

Auto Repairs,Tires		27.92	
Total Expenses	1.15 times	27.92	32.11
Total this Phase			\$32.11

Total This Invoice \$2,807.11

Invoice

Invoice #1524071025
Date 7/17/2025
Due Date 8/1/2025



First Coast Fire and Safety

Billing

Meadowview at Twin Lakes
Riverside Management Services
850 Beacon Lakes Parkway
St. Augustine FL 32085

Service

Meadowview at Twin Lakes
850 Beacon Lakes Parkway

St. Augustine FL 32085

PO #

Terms

Project

Net 15

Beacon Lakes Clubhouse - 11511

Item	Description	Qty	Rate	Amount
System Service	Hood System Service	1	\$195.0000	\$195.00
System Service Add Sys.	Additional System Service	1	\$145.0000	\$145.00
SYA439231	Ansul APC 450 HL Fuse Links	5	\$30.0000	\$150.00
SYA439230	Ansul APC 360 HL Fuse Link	3	\$30.0000	\$90.00
Subtotal				\$580.00
Sales Tax				\$0.00
Payment Total				\$0.00
Total Due				\$580.00

Make a Payment

Contact First Coast Fire and Safety

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

Terms and Conditions

For your convenience, First Coast Fire and Safety Equipment offers several ways you can pay your bill:

By Check:

Make checks payable to:

First Coast Fire and Safety Equipment

5905 Macy Avenue

Jacksonville, FL 32211

Credit Card:

Please click the Blue Make Payment button, the link will take you to a secure payment portal

By ACH:

First Coast Fire and Safety Equipment

Routing/Transit# 021052053

Account # 31816620

Contact First Coast Fire and Safety

5905 Macy Ave

Jacksonville FL 32211

(904) 346-0111

office@firstcoastfire.net

Thank You!

www.firstcoastfire.net



ACCOUNT NAME		ACCOUNT #	INV DATE
Meadow View At Twin Creeks Cdd		764130	06/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007197623	Jun 1- Jun 30, 2025	\$95.84	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$95.84	

BILLING ACCOUNT NAME AND ADDRESS

Meadow View At Twin Creeks Cdd
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



PAYMENT DUE DATE: JULY 31, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

CALLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

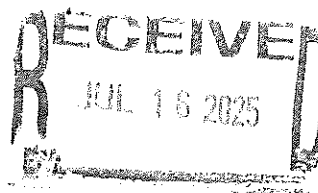
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
1/1/25	Balance Forward	\$188.96
1/30/25	PAYMENT - THANK YOU	-\$188.96

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/9/25	11377647	SAG St Augustine Record	Meadow View at Twin Creeks June Meeting		\$95.84



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$95.84
Service Fee 3.99%	\$3.82
*Cash/Check/ACH Discount	-\$3.82
*Payment Amount by Cash/Check/ACH	\$95.84
Payment Amount by Credit Card	\$99.66

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0007197623		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$95.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95.84
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$99.66
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

[illegible]

LOCALiQ[®]

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Courtney Hogge
Meadow View at Twin Creeks Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

06/09/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/09/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$95.84	
Tax Amount:	\$0.00	
Payment Cost:	\$95.84	
Order No:	11377647	# of Copies:
Customer No:	764130	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING
Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, June 19, 2025 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.
The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager
Pub: June 9, 2025; #11377647

JSK Marketing, LLC

234 Saint Augustine Blvd
Jacksonville Beach, FL
32250-6055 USA
jenn@jskmarketing.com
www.jskmarketing.com



INVOICE

BILL TO
Jim Oliver
Meadow View at Twins Creed CDD

INVOICE 3212
DATE 07/01/2025
TERMS Net 15
DUE DATE 07/16/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Web Hosting		1	300.00	300.00

Thank you for your business! Feel free to pay electronically via card or ACH.
Checks can be mailed to 3948 3rd Street South #379
Jacksonville Beach, Florida 32250.

BALANCE DUE

\$300.00

Pay Invoice

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 9, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Meadow View at Twin Creeks CDD
Governmental Management Services LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3594940
35723-1

Re: General Counsel

For Professional Legal Services Rendered

04/02/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
04/03/25	K. Buchanan	0.60	210.00	Continue to research authority to regulate parking on streets
04/07/25	K. Buchanan	0.50	175.00	Review resident concerns relating to street parking
04/08/25	K. Buchanan	0.40	140.00	Confer with district manager regarding street parking
04/09/25	K. Buchanan	0.80	280.00	Prepare for and attend agenda call
04/09/25	K. Buchanan	0.50	175.00	Perform meeting follow up
04/09/25	K. Haber	0.80	216.00	Prepare electrical services agreement; correspond with Oliver and Gray regarding same
04/12/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/14/25	K. Haber	0.40	108.00	Revise electrical services agreement; correspond with Hogge regarding same
04/17/25	K. Buchanan	5.00	1,750.00	Research traffic control options; prepare for and attend board meeting
04/28/25	K. Buchanan	0.20	70.00	Perform meeting follow up and identify open items

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD

July 9, 2025

Client Matter No. 35723-1

Invoice No. 3594940

Page 2

04/29/25	K. Buchanan	0.30	105.00	Review status of field use conditions; review certificate of insurance; confer with district manager
04/30/25	K. Haber	0.20	54.00	Correspond with Hogge and Biagetti regarding revisions to amenity policies

TOTAL HOURS 10.40

TOTAL FOR SERVICES RENDERED \$3,462.50

DISBURSEMENTS

Meals	2.43
Travel Expenses	53.62

TOTAL DISBURSEMENTS 56.05TOTAL CURRENT AMOUNT DUE \$3,518.55

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 9, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Meadow View at Twin Creeks CDD
Governmental Management Services LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3594941
35723-1

Re: General Counsel

For Professional Legal Services Rendered

05/01/25	K. Buchanan	0.80	280.00	Prepare for and attend agenda call
05/02/25	K. Haber	0.50	135.00	Revise amenity policies; correspond with Hogge and Biagetti regarding same
05/05/25	K. Buchanan	0.30	105.00	Perform meeting follow up
05/05/25	K. Haber	0.20	54.00	Correspond with Hogge regarding updated amenity policies
05/08/25	K. Haber	0.60	162.00	Prepare resolution adopting parking enforcement rule; correspond with Hogge regarding same; correspond with Oliver and Hogge regarding parking rule exhibits
05/11/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/13/25	K. Buchanan	2.00	700.00	Continue to research and prepare memorandum regarding traffic enforcement
05/13/25	K. Haber	0.30	81.00	Correspond with Hogge regarding parking rules; revise resolution regarding same

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD

July 9, 2025

Client Matter No. 35723-1

Invoice No. 3594941

Page 2

05/14/25	K. Buchanan	1.70	595.00	Continue to research matters relating to the regulation of street parking; confer with district manager regarding same
05/15/25	K. Buchanan	2.70	945.00	Prepare for and attend board meeting
05/22/25	K. Haber	0.20	54.00	Revise parking enforcement rule map; correspond with Hogge regarding same

TOTAL HOURS 9.60

TOTAL FOR SERVICES RENDERED \$3,190.50

TOTAL CURRENT AMOUNT DUE \$3,190.50

Invoice

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Alison Morsing
7-8-25

Total	\$4,648.00
Payments/Credits	\$0.00
Balance Due	\$4,648.00

MVTC CDD

POOL MONITOR INVOICE DETAIL

Quantity	Description	Rate	Amount
166	Pool Monitor	\$ 28.00	\$ 4,648.00
	Covers June 2025		
	TOTAL DUE:		<u>\$ 4,648.00</u>

**MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
POOL MONITOR BILLABLE HOURS
THROUGH JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	5.5	J.K.	Pool Monitor
6/3/25	5.18	J.K.	Pool Monitor
6/4/25	6.13	J.K.	Pool Monitor
6/5/25	5.58	J.K.	Pool Monitor
6/5/25	3.13	J.M.	Pool Monitor
6/6/25	5.22	J.K.	Pool Monitor
6/7/25	5.57	J.M.	Pool Monitor
6/8/25	5.48	J.K.	Pool Monitor
6/9/25	5.45	J.K.	Pool Monitor
6/10/25	5.55	J.K.	Pool Monitor
6/11/25	5.55	J.K.	Pool Monitor
6/12/25	5.52	J.K.	Pool Monitor
6/13/25	5.72	J.K.	Pool Monitor
6/14/25	5.53	J.M.	Pool Monitor
6/15/25	5.6	J.M.	Pool Monitor
6/16/25	5.57	J.K.	Pool Monitor
6/17/25	5.58	J.K.	Pool Monitor
6/18/25	5.67	J.K.	Pool Monitor
6/19/25	5.7	J.K.	Pool Monitor
6/20/25	5.83	J.K.	Pool Monitor
6/21/25	5.87	J.M.	Pool Monitor
6/22/25	5.63	J.K.	Pool Monitor
6/23/25	5.57	J.K.	Pool Monitor
6/24/25	5.6	J.K.	Pool Monitor
6/25/25	5.6	J.K.	Pool Monitor
6/26/25	5.72	J.K.	Pool Monitor
6/27/25	5.6	J.K.	Pool Monitor
6/27/25	0.75	J.M.	Pool Monitor
6/28/25	5.5	L.M.	Pool Monitor
6/29/25	5.5	L.M.	Pool Monitor
6/30/25	5.6	J.K.	Pool Monitor
TOTAL	<u><u>166</u></u>		

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 388
Invoice Date: 6/30/2025
Due Date: 6/30/2025
Case:
P.O. Number:

Bill To:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Lifeguards through June 2025	620.29	22.00	13,646.38
<i>Alison Moxing</i> 7-8-25			

Total \$13,646.38

Payments/Credits \$0.00

Balance Due \$13,646.38

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
620.29	Lifeguard Services	\$ 22.00	\$ 13,646.38

Covers June 2025

TOTAL DUE:	<u>\$ 13,646.38</u>
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LIFEGUARDS #1.320.57200.45501

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	6.85	K.G.	Lifeguarding
6/1/25	6.77	E.H.	Lifeguarding
6/1/25	4.25	Z.L.	Lifeguarding
6/1/25	4.3	J.O.	Lifeguarding
6/1/25	4.27	T.T.	Lifeguarding
6/2/25	6.85	Z.L.	Lifeguarding
6/2/25	4.53	J.O.	Lifeguarding
6/2/25	6.65	T.T.	Lifeguarding
6/3/25	4.67	K.G.	Lifeguarding
6/3/25	2.13	E.H.	Lifeguarding
6/3/25	4.58	J.O.	Lifeguarding
6/3/25	3.13	T.T.	Lifeguarding
6/4/25	6.8	K.G.	Lifeguarding
6/4/25	6.77	Z.L.	Lifeguarding
6/4/25	4.22	T.T.	Lifeguarding
6/5/25	5.3	K.G.	Lifeguarding
6/5/25	3.35	E.H.	Lifeguarding
6/5/25	5.28	J.O.	Lifeguarding
6/6/25	3.37	K.G.	Lifeguarding
6/6/25	6.72	E.H.	Lifeguarding
6/6/25	4.32	Z.L.	Lifeguarding
6/6/25	6.72	J.O.	Lifeguarding
6/6/25	3	S.R.	Lifeguarding
6/7/25	6.9	E.H.	Lifeguarding
6/7/25	6.85	Z.L.	Lifeguarding
6/7/25	4.2	T.T.	Lifeguarding
6/8/25	4.3	E.H.	Lifeguarding
6/8/25	6.83	S.R.	Lifeguarding
6/8/25	6.38	T.T.	Lifeguarding
6/9/25	5.95	K.G.	Lifeguarding
6/9/25	7.08	S.R.	Lifeguarding
6/9/25	4.53	A.L.T.	Lifeguarding
6/9/25	4.27	T.T.	Lifeguarding
6/10/25	4.4	K.G.	Lifeguarding
6/10/25	3.32	E.H.	Lifeguarding
6/10/25	3.98	Z.L.	Lifeguarding
6/10/25	6.42	S.R.	Lifeguarding
6/11/25	5.95	K.G.	Lifeguarding
6/11/25	4.4	E.H.	Lifeguarding
6/11/25	4.37	Z.L.	Lifeguarding
6/11/25	7.05	A.L.T.	Lifeguarding
6/12/25	4.3	E.H.	Lifeguarding
6/12/25	6.8	Z.L.	Lifeguarding
6/12/25	6.8	S.R.	Lifeguarding
6/12/25	4.37	A.L.T.	Lifeguarding
6/13/25	6.77	K.G.	Lifeguarding
6/13/25	4.28	E.H.	Lifeguarding
6/13/25	3.32	Z.L.	Lifeguarding
6/13/25	4.35	A.L.T.	Lifeguarding
6/14/25	4.35	A.C.	Lifeguarding
6/14/25	8.83	Z.L.	Lifeguarding
6/14/25	6.75	S.R.	Lifeguarding
6/15/25	3.28	A.C.	Lifeguarding
6/15/25	4.45	K.G.	Lifeguarding
6/15/25	2.45	Z.L.	Lifeguarding
6/15/25	2.38	S.R.	Lifeguarding
6/15/25	4.2	T.T.	Lifeguarding
6/16/25	4.35	K.G.	Lifeguarding
6/16/25	6.67	E.H.	Lifeguarding
6/16/25	4.28	A.L.T.	Lifeguarding
6/16/25	4.63	T.T.	Lifeguarding

6/17/25	4.15	A.C.	Lifeguarding
6/17/25	6.9	K.G.	Lifeguarding
6/17/25	5	Z.L.	Lifeguarding
6/17/25	6.8	A.L.T.	Lifeguarding
6/18/25	4.25	E.H.	Lifeguarding
6/18/25	6.83	Z.L.	Lifeguarding
6/18/25	6.77	S.R.	Lifeguarding
6/18/25	4.25	A.L.T.	Lifeguarding
6/19/25	6.23	S.R.	Lifeguarding
6/19/25	4.05	A.T.	Lifeguarding
6/19/25	3.77	A.L.T.	Lifeguarding
6/19/25	4.23	T.T.	Lifeguarding
6/20/25	6.85	E.H.	Lifeguarding
6/20/25	4.32	Z.L.	Lifeguarding
6/20/25	6.8	S.R.	Lifeguarding
6/20/25	4.2	T.T.	Lifeguarding
6/21/25	3.32	K.G.	Lifeguarding
6/21/25	7.8	E.H.	Lifeguarding
6/21/25	6.85	S.R.	Lifeguarding
6/21/25	5.67	A.L.T.	Lifeguarding
6/21/25	1.98	T.T.	Lifeguarding
6/22/25	6.77	E.H.	Lifeguarding
6/22/25	4.3	Z.L.	Lifeguarding
6/22/25	4.33	S.R.	Lifeguarding
6/22/25	6.77	T.T.	Lifeguarding
6/23/25	4.33	A.C.	Lifeguarding
6/23/25	6.85	Z.L.	Lifeguarding
6/23/25	6.8	A.L.T.	Lifeguarding
6/23/25	2.77	T.T.	Lifeguarding
6/24/25	4.23	A.C.	Lifeguarding
6/24/25	6.77	Z.L.	Lifeguarding
6/24/25	6.75	S.R.	Lifeguarding
6/24/25	3.93	A.T.	Lifeguarding
6/24/25	2.73	T.T.	Lifeguarding
6/25/25	6.67	E.H.	Lifeguarding
6/25/25	4.28	S.R.	Lifeguarding
6/25/25	4.12	A.T.	Lifeguarding
6/25/25	6.42	A.L.T.	Lifeguarding
6/25/25	2.73	T.T.	Lifeguarding
6/26/25	6.85	E.H.	Lifeguarding
6/26/25	6.87	S.R.	Lifeguarding
6/26/25	6.85	A.L.T.	Lifeguarding
6/27/25	4.37	A.C.	Lifeguarding
6/27/25	5.67	E.H.	Lifeguarding
6/27/25	5.97	S.R.	Lifeguarding
6/27/25	3.22	A.T.	Lifeguarding
6/27/25	5.95	A.L.T.	Lifeguarding
6/28/25	9.13	K.G.	Lifeguarding
6/28/25	4.23	E.H.	Lifeguarding
6/28/25	9.05	S.R.	Lifeguarding
6/28/25	6.3	A.L.T.	Lifeguarding
6/28/25	2	T.T.	Lifeguarding
6/29/25	6.87	K.G.	Lifeguarding
6/29/25	4.25	Z.L.	Lifeguarding
6/29/25	4.37	S.R.	Lifeguarding
6/29/25	6.72	A.L.T.	Lifeguarding
6/30/25	1.05	A.C.	Lifeguarding
6/30/25	4.1	E.H.	Lifeguarding
6/30/25	4.28	A.T.	Lifeguarding

TOTAL	<u><u>620.29</u></u>
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 389
Invoice Date: 6/30/2025
Due Date: 6/30/2025
Case:
P.O. Number:

Bill To:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Private Event Attendant through June 2025	42.71	28.00	1,195.88
<i>Alison Moxing</i> 7-8-25			

Total \$1,195.88

Payments/Credits \$0.00

Balance Due \$1,195.88

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
42.71	Private Event Attendant Covers June 2025	\$ 28.00	\$1,195.88
	TOTAL DUE:		<u>\$1,195.88</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH JUNE 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	4.08	J.W.	Private Event Attendant
6/7/25	9.5	J.W.	Private Event Attendant
6/8/25	4.1	J.W.	Private Event Attendant
6/9/25	2.97	J.W.	Private Event Attendant
6/14/25	4.01	J.W.	Private Event Attendant
6/21/25	8.02	J.W.	Private Event Attendant
6/22/25	4.03	J.W.	Private Event Attendant
6/28/25	6	J.W.	Private Event Attendant
TOTAL	<u>42.71</u>		

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 390
Invoice Date: 6/30/2025
Due Date: 6/30/2025

Case:
P.O. Number:

Bill To:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Special Event Assistant through June 2025	20.31	28.00	568.68
<i>Alison Moring</i> 7-8-25			

Total \$568.68

Payments/Credits \$0.00

Balance Due \$568.68

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
20.31	Special Event Assistant	\$ 28.00	\$ 568.68
	Covers June 2025		
	TOTAL DUE:		<u>\$ 568.68</u>

Special Event Assistant 1.320.57200.49400

**MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/6/25	3.28	J.W.	Special Event - Food Truck Friday
6/13/25	7.07	J.W.	Special Event - Daddy Dance Event/Food Truck Friday
6/14/25	1.87	J.W.	Special Event - Trivia Night
6/20/25	4.26	J.W.	Special Event - Glow Party/Food Truck Friday
6/28/25	3.83	J.W.	Special Event - Food Truck Friday
TOTAL	<u>20.31</u>		

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 391
Invoice Date: 6/30/2025
Due Date: 6/30/2025
Case:
P.O. Number:

Bill To:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Attendant through June 2025	141.38	28.00	3,958.64
<i>Alison Mossing</i> 7-8-25			

Total \$3,958.64

Payments/Credits \$0.00

Balance Due \$3,958.64

MVTC CDD

FACILITY ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
141.38	Facility Attendant	\$ 28.00	\$ 3,958.64
	Covers June 2025		
	TOTAL DUE:		<u>\$ 3,958.64</u>
	Facility Management 001.320.57200.45510		

**MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
THROUGH JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	7.62	L.M.	Facility Attendant
6/1/25	2.17	J.W.	Facility Attendant
6/2/25	2.28	J.W.	Facility Attendant
6/3/25	2.11	J.W.	Facility Attendant
6/4/25	2.03	J.W.	Facility Attendant
6/5/25	2.13	R.B.	Facility Attendant
6/7/25	7.7	L.M.	Facility Attendant
6/7/25	0.5	J.W.	Facility Attendant
6/8/25	7.8	L.M.	Facility Attendant
6/8/25	2.42	J.W.	Facility Attendant
6/9/25	8.38	J.W.	Facility Attendant
6/10/25	2.03	J.W.	Facility Attendant
6/11/25	2	R.B.	Facility Attendant
6/12/25	4.1	R.B.	Facility Attendant
6/13/25	3.5	T.H.	Facility Attendant
6/14/25	7.78	L.M.	Facility Attendant
6/15/25	7.7	L.M.	Facility Attendant
6/15/25	2.2	J.W.	Facility Attendant
6/16/25	3.35	T.H.	Facility Attendant
6/16/25	2.22	J.W.	Facility Attendant
6/17/25	7.7	T.H.	Facility Attendant
6/17/25	2.2	J.W.	Facility Attendant
6/18/25	2.18	R.B.	Facility Attendant
6/19/25	2.12	R.B.	Facility Attendant
6/21/25	7.9	L.M.	Facility Attendant
6/21/25	2.17	R.B.	Facility Attendant
6/22/25	7.67	L.M.	Facility Attendant
6/22/25	0.59	J.W.	Facility Attendant
6/23/25	2.07	J.W.	Facility Attendant
6/24/25	2.07	J.W.	Facility Attendant
6/25/25	7.68	T.H.	Facility Attendant
6/25/25	2.04	J.W.	Facility Attendant
6/26/25	2.1	R.B.	Facility Attendant
6/27/25	0.6	L.M.	Facility Attendant
6/27/25	0.7	R.B.	Facility Attendant
6/28/25	2.22	L.M.	Facility Attendant
6/28/25	2.68	J.W.	Facility Attendant
6/29/25	2.42	L.M.	Facility Attendant
6/29/25	2.12	R.B.	Facility Attendant
6/30/25	2.13	J.W.	Facility Attendant
TOTAL	<u><u>141.38</u></u>		



CHRISTIAN BIROL 07/21/2025

Invoice

SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439
Office@SoutheastFitnessRepair.com


DATE	06/13/2025
INVOICE#	1645
TERMS	NET 30
DUE DATE	07/13/2025

BILL TO
Meadow View At Twin Creeks A.K.A Beacon Lake 850 Beacon Lake Pkwy St Augustine FL 32095 (904) 217-3052

SERVICE LOCATION
Meadow View At Twin Creeks A.K.A Beacon Lake 850 Beacon Lake Pkwy St Augustine FL 32095 (904) 217-3052

JOB#	DATE	PO/REF#	DESCRIPTION
106294	06/13/2025		Leg press machine down Completion Notes: Inspection Life fitness leg curl, the weight plate cable backed itself out and came undone and was pinched in the lower pully , I was able to remove cable from pinched pulley and then rerun cable and connect to weight plates, cable is fine and machine is functioning properly.
Job Charges			
Diagnostic		2.50	80.00
Diagnostic Visit			200.00
Travel <60 miles		1.00	95.00
Job Subtotal			295.00
Job Total			295.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE
 06/13/2025 10:40 am

Signed By: Signed By:

CUSTOMER MESSAGE

Invoice Total:	295.00
Deposits (-):	0.00
Payments (-):	0.00
Total Due:	295.00

APPROVED PEST CONTROL
57200.320.45917
CHRISTIAN BIROL 07/18/2025



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300


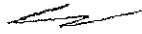
Service Slip/Invoice

INVOICE: 620888665
DATE: 07/17/2025
ORDER: 620888665

Bill To: [385188]
Meadow View at Twin Creeks CDD
475 W Town pl
Suite 114
Saint Augustine, FL 32092

Work Location: [385188] 904-234-1977
Beacon Lake Amenity Center
Christian Birol
850 Beacon Lake Parkway
St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
07/17/2025	01:33 PM	MICE, RATS, ROACH, S		01:33 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/17/2025		02:12 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$232.81
SUBTOTAL		\$232.81
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$232.81
AMOUNT DUE		\$232.81
		
TECHNICIAN SIGNATURE		
		
christain CUSTOMER SIGNATURE		

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
946824	7/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine , FL 32095

Invoice Due Date: July 31, 2025

Invoice Amount: \$49,667.89

Description	Current Amount
Monthly Landscape Maintenance July 2025	\$49,667.89

Invoice Total **\$49,667.89**

IN CDD MMSO CDD 101017 ATLANTA GA

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
954902	7/10/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine , FL 32095

Invoice Due Date: August 9, 2025

Invoice Amount: \$779.00

Description	Current Amount
Node replacement at park	
Irrigation Repairs	\$779.00

Invoice Total **\$779.00**

Should you have any questions or inquiries please call (386) 437-6211.

Advanced Direct Marketing Services

3733 Adirof Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
7/23/2025	144783

BILL TO

Meadow View at Twin Creeks CDD
475 West Town Place
Suite 114
St Augustine, FL 32092

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Meadow View at Twin Creeks CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	1,476	0.05081	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back	1,476	0.35	516.60
Fold customer materials	1,476	0.06443	95.10
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	1,476	0.09021	133.15
#10 Window Envelopes printed one color black ink	1,486	0.25713	382.10
Postage	1,476	0.78	1,151.28
Subtotal			\$2,390.73
Sales Tax (7.5%)			\$0.00
Total			\$2,390.73

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092*

Invoice No. 28018
Date 07/25/2025

SERVICE

AMOUNT

Project: Arbitrage - Series 2020A FYE 5/31/25

Arbitrage Services

Arbitrage

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00

RECEIVED

By Tara Lee at 12:49 pm, Jul 25, 2025

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 392
Invoice Date: 7/18/2025
Due Date: 7/18/2025
Case:
P.O. Number:

Bill To:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2025	311.75	40.00	12,470.00
Maintenance Supplies		24.73	24.73
APPROVED			
FACILITY MAINTENANCE - \$5900.00 57200.320.45508			
REPAIRS AND MAINTENANCE - \$3700.00 57200.320.44200			
GROUNDS MAINTENANCE - \$1950.00 53800.320.45006			
CONTINGENCY - \$920.00 53800.320.45011			
MISCELLANEOUS - \$24.73 53800.320.45010			
Alison Mossing 7-21-25			

Total \$12,494.73

Payments/Credits \$0.00

Balance Due \$12,494.73

RECEIVED

By Tara Lee at 1:27 pm, Jul 23, 2025

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/25	8.75	M.C.	Worked on fixing handicap chair in splash park the hose broke, straightened and organized pool deck and patio chairs, tables and umbrellas, zip-tied the tennis court windscreens that were down, removed debris from around pool, straightened out lake side park
6/2/25	8	J.S.	Fixed leak in handicap lift chair in splash park, zip-tied windscreens to tennis courts, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts and parking lot, checked and changed trash receptacles
6/3/25	8	J.S.	Put ant killer down on phase four playground, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, basketball courts, roadways and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/4/25	7	M.C.	Set up social room for budget meeting, broke down social hall after meeting and put everything back in place, straightened orange fence around soccer field, cleaned and cleared all trash and debris from seven eleven lake
6/4/25	8	J.S.	Set up social room for meeting and broke down after meeting to reset room, put construction fence around soccer field, changed out gym wipes as needed, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts, playgrounds and parking lot, checked and changed trash receptacles
6/5/25	8	M.C.	Drained out air conditioner water in pan, worked on lake side park on women's bathroom door and frame, took out broken parts and replaced frame with new wood, removed debris around amenity center
6/5/25	8	J.S.	Assisted with fixing and replacing frame on women's bathroom door at lake side park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts, playgrounds and parking lot, checked and changed trash receptacles as needed
6/5/25	6.5	A.A.	Worked on repair of the frame and reinstalled new piece of frame for the door in the women's bathroom in lake side park, removed debris in parking lot, lake side park and roadways
6/6/25	4	M.C.	Drained the air conditioner water over flow tray that was full, removed debris around amenity center, emptied and restocked dog waste receptacles
6/6/25	8	J.S.	Emptied the air conditioner trays, straightened and organized pool deck furniture, emptied and restocked dog waste receptacles, checked and changed trash receptacles, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts, playgrounds and parking lots
6/9/25	8	M.C.	Take down old plastic rope fence in the common area on Convex and Beacon Lake Parkway, put up a new real rope fence and screwed it to the wood, removed debris around the parking lot, fields and pool deck
6/9/25	8	J.S.	Assisted with taking out old rope and installing new rope at the common area on Beacon Lake parkway, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts, playgrounds and parking lots
6/10/25	8	M.C.	Set up hot dog machine for the kitchen, removed debris around parking lot and community, emptied and restocked dog waste receptacles, checked and changed trash receptacles
6/10/25	8	J.S.	Put together hot dog machine for kitchen, straightened and organized pool deck furniture, changed blue light out on croquet field, removed debris around pool area, tennis courts, pickleball courts, roadways, lake side park and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/11/25	8	M.C.	Fixed pool lounge chair, put together parts that were missing from the downed sign and were able to reinstall and secure the Beacon Lake Parkway sign, removed debris around amenity center
6/11/25	8	J.S.	Reinstalled road sign on Hutchinson and Beacon Parkway, straightened and organized pool deck furniture, recrewed pool lounge chair, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts, playgrounds and parking lot, checked and changed trash receptacles
6/12/25	8	J.S.	Treated ants around amenity center and pickleball courts, fixed loose netting around splash park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts, playgrounds and parking lot, checked and changed trash receptacles
6/13/25	7.28	M.C.	Moved social hall tables and chairs into card room to prepare for event, started to decorate and was able to get a couple of things, removed bike racks on Windermere, disposed of dog pot bags
6/13/25	8	J.S.	Removed three bike racks from Windermere, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, roadways, playground, basketball courts and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/16/25	8	M.C.	Worked on fixing and adjusted broken street signs, rolled up orange fencing around soccer field, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity center
6/16/25	8	J.S.	Treated ants on pool deck and on soccer field, removed all organa caution fencing from soccer field, straightened and organized pool deck furniture, remove debris around pool deck, lake side park, basketball courts, tennis courts, pickleball courts and parking lot
6/17/25	8	M.C.	Fixed the walk-in entrance at the landings, put new hinges and adjusted the magnetic handle, removed debris around amenity center and community, emptied and restocked dog waste receptacles
6/17/25	8	J.S.	Changed hinges out on pedestrian gate at the landings, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, playground and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/18/25	8.25	M.C.	Hung new flags, pressure washed front entryway and cleaned Beacon Lake carpet, straightened lake side park, removed debris along the roads
6/18/25	8	J.S.	Installed new nodical flags, pressure washed front entry way building, benches and carpet, straightened and organized pool deck furniture, remove debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts, playgrounds and parking lot, checked and changed trash receptacles
6/19/25	8	M.C.	Set up social hall for board meeting, straightened and organized chairs at lake side park, removed debris along the connector road down to seven eleven/Publix, replaced the furniture in the social hall after the meeting
6/19/25	8	J.S.	Set up social hall for meeting, put furniture back in place after meeting, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts, playgrounds, and parking lot, checked and changed trash receptacles
6/20/25	7.75	M.C.	Installed the children at play sign on Convex and removed old broken sign, cleaned out women's bathroom by splash park to remove smell, removed

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			debris around community , checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/20/25	8	J.S.	Installed children playing sign on Convex, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, basketball courts, roadways and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/23/25	8	M.C.	Worked on wooded swing chairs in phase four, exchanged chains for stainless steel and other parts, started to work on repairing console table, removed debris from around amenity center, checked and changed trash receptacles as needed
6/23/25	8	J.S.	Work on broken table in social hall, changed two chains on two outdoor swings, straightened and organized pool deck furniture, removed debris around pool area, roadways, playgrounds, lake side park, basketball courts, tennis courts and parking lot, checked and changed trash receptacles
6/24/25	8.5	M.C.	Rehung netting around splash park, reassembled console in social hall and due to damage to drawers they are now permanently fixed, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and development, emptied and restocked dog waste receptacles, checked and changed trash receptacles
6/25/25	8	M.C.	Put ropes on life rings for pool area, paint front swings and poles around swing
6/25/25	8.52	J.S.	Painted swing at front entrance, put ropes on all life rings by pool, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, lake side park, roadways and parking lots, checked and changed trash receptacles
6/26/25	6.53	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, lake side park, roadways and parking lot, removed debris around front entrance lake and BP lake
6/26/25	6	A.A.	Picked up siding on roadway that fell off truck, removed debris around pool area, tennis courts, basketball courts, lake side park, roadways and parking lot, removed debris around front lake entrance and BP lakes
6/27/25	7.75	M.C.	Fixed broken lap line and reinstalled it, finished painting the swing and pergola, straightened and organize pool deck chairs and tables, emptied and restocked dog waste r4eceptacles, checked and changed trash receptacles,
6/27/25	8.32	J.S.	Paint front entrance swing, repair and install lap lane, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, roadways, playground, basketball courts and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/30/25	8.3	M.C.	Replaced blue light at lake side park, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center
6/30/25	8.3	J.S.	Changed out lightbulbs as needed at lake side park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, roadways, playgrounds and parking lot, checked and changed trash receptacles
TOTAL	<u><u>311.75</u></u>		
MILES	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	5/30/25	Keys (6)	24.73	J.E.
TOTAL			<u>\$24.73</u>	



Beacon Manager

12:01 PM (24
minutes ago)

to Bernadette, me

Good afternoon,

I need to do a partial refund for Terry Wilson. The \$100 for the gazebo rental. He did utilize the social room portion of the rental. Check #8494 dated 4.23.2025. His address is 126 Fresnel Ln, Saint Augustine, FL 32095. Please let me know if you have any questions.

Regards,

Jennifer Erickson

Beacon Lake Amenity Manager

850 Beacon Lake Parkway

St. Augustine, Florida 32095

Office : 904-217-3052

Email: Beaconmanager@rmsnf.com

RECEIVED

By Tara Lee at 12:28 pm, Jul 28, 2025

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/23/25	00001	6/16/25 2049	202506 600-53800-49000	RESERVE STUDY-PROJ #2179	*	3,900.00	
COMMUNITY ADVISORS LLC							3,900.00 000001
TOTAL FOR BANK B						3,900.00	
TOTAL FOR REGISTER						3,900.00	



10459 Hunters Creek Court
Jacksonville, Florida 32256

Invoice

Date	Invoice #
6/16/2025	2049
Project #	2179

Bill To

Meadow View at Twin Creeks CDD
C/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Description	Amount
Reserve Study	3,900.00

E-mail

csheppard@communityadvisors.com

Phone #

904-303-3275

Pay This Amount

\$3,900.00

Terms

Due on receipt

D.

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

Construction Funding Request #62
September 5, 2025

Req. PAYEE

Meadow View at Twin Creeks CDD

Allstar Electrical Contractors Inc Invoice #7402 Progress billing

\$ 9,070.80

Total Funding Request

\$ 9,070.80

Please make check payable to:

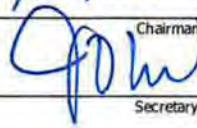
Meadow View at Twin Creeks CDD
c/o GME LLC
105 West Town Drive
Suite 114
Augustine FL 32002

Signature: _____



Chairman/Vice Chairman

Signature: _____



Secretary/Asst. Secretary



Allstar Electrical Contractors Inc.

135 Jenkins Street Suite 105B #107
Saint Augustine, FL 32086 US
(904)460-1001
allstar@allstar-electric.org
<http://www.allstar-electric.org>

INVOICE

BILL TO
Meadow View At Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, FL 32210

INVOICE 7402
DATE 09/08/2025
TERMS Due on receipt
DUE DATE 09/08/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Sales:Sales Item Horizontal Bore from existing power to new location needing power: Location 1: Beacon Lake Parkway and Garda Ct/Concave Lane 100 Feet Location 2: Beacon Lake Parkway and Concave lane to existing transformer This Location requires a Meter and Small Panel to service the new Stop Sign location tapped off of an existing Transformer #1800 or 18001 or 44635 Location 3: Trophy Lake Dr and Twin Creeks Drive 94 Feet (existing power at stop sign) We will do our best to minimize damage to area, but are not responsible to replace or repair grass that may be damaged.	0.40	13,500.00	5,400.00
	Sales:Sales Item Labor and Material for wiring through horizontal bore and connecting to sign with coordination with FPL and County for permitting. Location 4: Charlie way and Beacon Parkway will be tied into existing 120v circuit for landscape lighting.	0.40	6,862.00	2,744.80
	Sales:Sales Item Phase 4 at Heron Oaks Drive: Install meter and sub panel with photo eye and power for new entrance sign on opposite side of the cart path. Requires mobile jetting service	0.40	2,315.00	926.00
	Administrative:Office Related We will require a deposit of 50% to schedule and secure material. Final payment upon completion of work with a Net 15 Payment.	1	0.00	0.00

Our Family Company appreciates your Business!
Please do not hesitate to contact us for any reason

BALANCE DUE

\$9,070.80

All Materials provided by ASECI are warrantied for 1 year after the Date of the work performed.
There will be a 1% Late fee at 15 days past due and an Accrued Late Fee per 30 days past due

License #EC13012959

Estimate Summary

Estimate 3114	22,677.00
Invoice 7014	11,338.50
Invoice 7148	0.00
This invoice 7402	\$9,070.80
Total invoiced	20,409.30

[Pay invoice](#)